



R05-15-A-057

D. MICHAEL COLLINS  
MAYOR

December 11, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Springs, MD 20910

**RE: Toledo, Ohio – Proposal for 2015 Community Wide Coalition Assessment Grant**

Dear Mr. Bradley, Ms. Smith and Mrs. Cromwell:

The City of Toledo, Ohio, on behalf of our coalition partners, is pleased to submit this application to U.S. EPA for a Brownfields Community Wide Coalition Assessment Grant for up to \$600,000. Our Coalition includes: the City of Toledo, an Ohio municipal corporation; the Toledo-Lucas County Port Authority, duly organized according to Ohio's 1955 Port Authority Act; the Lucas County Land Reutilization Corporation (Land Bank), a Community Improvement Corporation duly organized under ORC Chapter 1724; and, the Metropolitan Park District of the Toledo Area (Toledo Metroparks), a park district duly organized under ORC Chapter 1545. The City will lead the Coalition and is eager to continue the success this very Coalition has experienced as we have collaborated closely on a U.S. EPA Brownfields Community Wide Coalition Assessment Grant awarded in 2012. Funding will be used to expand and update the county-wide brownfield inventory, assess sites with suspected hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in catalytic properties identified in Lucas County.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Indeed, U.S. EPA's prior investments in our community have helped provide a strong foundation for the important revitalization efforts we achieved to date. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application to continue the progress so badly needed.

Our goal is to continue to promote urban vibrancy by transforming the areas left blighted and underutilized following decades of economic despair. As such, we are focusing our program's scope to revitalize brownfields in commercial/industrial corridors where there is most potential for sustainable, catalytic redevelopment, where negative impacts on the community are the greatest, and where there is distinct community interest in revitalization.

Sincerely,

D. Michael Collins  
Mayor

## A. TRANSMITTAL LETTER – PAGE 2

- a. **Name of Applicant:** The City of Toledo, Ohio  
One Government Center, Suite 2200  
640 Jackson St., Toledo OH 43604
- b. **Applicant DUNS #:** 099962052
- c. **Funding Requested:**
- i. **Grant Type:** Community Wide Coalition Assessment Grant
  - ii. **Funds Requested:** \$600,000. The City is not requesting a waiver for a site-specific proposal.
  - iii. **Contamination:** Community Wide Hazardous Substance and Petroleum (\$300,000 hazardous substance and \$300,000 petroleum)
- d. **Location:** City of Toledo, Lucas County, Ohio
- e. **Property Information:** This proposal is for a Community Wide Coalition Assessment Grant for the jurisdictions including the City of Toledo, the Metropolitan Area of Toledo, and Lucas County, Ohio.

f. **Project Contacts:**

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Marc Gerdeman  
Brownfield Redevelopment Officer  
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- g. **Date Submitted:** December 19, 2014
- h. **Project Period:** Three years
- i. **Population:** 287,208 (2010 Census)
- j. **Special Considerations:** Please see the attached "Other Factors" checklist

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**1. Community Need: a. Targeted Community and Brownfields; i. Targeted Community Description:**

Situated in northwest Ohio at the western edge of Lake Erie, Lucas County and the City of Toledo have an extensive and prosperous industrial past. Toledo is known nationally as the Glass City (Libbey Glass Company and Owens-Corning) and the home of the Jeep. Automobile manufacturing and the city's location 60 miles from Detroit prompted the establishment of many local automobile supply manufacturers, including Libbey-Owens-Ford (now Pilkington), Champion and Dana. The significant shifts in domestic manufacturing to overseas markets and the economic decline of the automotive industry over the last few decades have decimated Toledo's economy. The recent recession further impacted local businesses and the collapse of the housing market exacerbated local economic problems. The City suffers from high unemployment, high poverty rates, high home abandonment and foreclosure rates, high crime rates, low public school performance, and an extraordinary number of vacant and underutilized properties.

The Coalition consisting of the City of Toledo, the Lucas County Land Bank, the Toledo-Lucas County Port Authority, and the Toledo Area Metroparks is targeting assessment activities in five areas with unique challenges, neighborhoods and redevelopment potential. The residents and businesses located within the 29 Census Tracts at and near the five target areas are within Toledo's Brownfield Impact Area (BIA) and are the targeted stakeholders for this Coalition grant. We identified this BIA during previous U.S. EPA-funded brownfield inventory activities where we found an alarming correlation between our brownfield locations and the City's Community Reinvestment Area.

**ii. Demographic Information:** Toledo's population declined from 383,818 in 1970 to 287,208 as reported in the 2010 census; a loss of 96,610 residents. Of those residents lost, approximately 90% moved out of the BIA. Poverty, unemployment and percentages of minorities are much greater in the BIA than in other parts of the City. Whereas only 24% of Toledo's residents live within the BIA targeted tracts, it is home to over half of Toledo's impoverished residents. Census 2010 and 2008-2012 American Community Survey (ACS) figures illustrate several startling statistics for our target areas within the BIA. Compared to the City as a whole, Toledo's targeted BIA has the highest unemployment rate in the City and many tracts have the highest poverty rates. These inner city communities have significant slum and blight conditions and also have a high percentage of minority populations.

	Targeted Tracts Within BIA <sup>1</sup>	Toledo/Lucas County	Ohio	National
Population <sup>2</sup>	69,927	285,459/439,511	11,549,590	311,536,594
Unemployment	24.63%	17%/13.8%	8.1%	9.7%
Poverty Rate	38.93%	27.2%/20.8%	15.8%	15.4%
Percent Minority	60.3%	34.9%/26.1%	17.1%	26%
Median Household Income	\$25,985	\$33,317/\$41,556	\$48,081	\$53,046
Households with food stamps/SNAP in last 12 months	39.6%	25.7%/19.7%	15.4%	12.4%
Pop. under 18 below poverty	51.8%	39.1%/29.6%	22.8%	21.6%

<sup>1</sup>Based on analysis of 29 census tracts from Census 2010

<sup>2</sup> All data in table derived from Census 2010 and 2009-2013 American Community Survey 5-year Estimates

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On September 18, 2014, The Blade, reported that ACS poverty rates in Toledo were the 53<sup>rd</sup> highest of the more than 600 major cities in the United States. In the last four years, poverty in the City of Toledo has increased by almost 5% (ACS 2009-2013 5-year estimates). In addition, civilian labor force and per capita income also dropped, supporting the increasing need for socio-economic drivers to help redevelop our city.

**iii. Brownfields:** The Toledo area's industrial past left brownfield challenges that include century-old manufacturing plants, dump sites, urban landfills, abandoned warehouses, and railroad facilities. More recent population losses and limited discretionary income have caused many commercial and retail businesses to close, creating a new generation of brownfields along main thoroughfares. Many structures in Toledo's traditional commercial corridors are now dilapidated or vacant, tax delinquent, face substantial building and zoning code violations, and are havens for criminal activities. Toledo's brownfield inventory includes 576 brownfields that range in size from less than one acre to over 100 acres, averaging 4.7 acres. The City and its Coalition partners were awarded a 2012 U.S. EPA Coalition Assessment grant to assess targeted properties within four urban areas. Building on the success of our 2012 Coalition Assessment grant, this application targets additional sites in some of the same neighborhoods and expands our aim to other areas with distinct needs and potential. Our target areas and priorities are listed below and are described in detail in Section 2:

Target Area	Priority Sites <sup>3</sup>	Contaminants <sup>4</sup>	Health Effects <sup>5</sup>
<b>Fernwood/ Detroit Avenue/ Overland Corridor</b>	Driggs Dairy, Gerity-Schultz (former steel parts manufacturer)	VOCs, PAHs, PCBs, RCRA metals, SVOCs, TPH, asbestos	Cognitive loss, nerve damage, liver & kidney damage, risk of miscarriages and death, respiratory problems, cancer risk
Exposure Routes: Direct contact, inhalation, vapor intrusion Area Demographics: 30.05% poverty, 21.4% unemployment, avg. median household income of \$29,575, 71% minority, 41.4% of population under 18 years of age below poverty rate, and 31.1% of households with Food Stamp/SNAP benefits in the past 12 months (2009-2013 ACS 5-year estimates).			
<b>Cherry Street/ UpTown/ Ashland Avenue Area</b>	Former gas stations and auto repair sites	RCRA metals, VOCs, SVOCs, TPH, PCBs, asbestos	Respiratory problems, nerve damage, liver & kidney damage, cancer risk
Exposure routes: Direct contact, inhalation, vapor intrusion Area Demographics: More than 50% below poverty, 30.7% unemployment, avg. median household income of \$20,142, 64% minority, 67.6% of population under 18 years of age below poverty rate, and 50% of households with Food Stamp/SNAP benefits in the past 12 months (2009-2013 ACS 5-year estimates).			
<b>Manhattan Marsh Area/ Summit Street Corridor</b>	Hansen-Mueller, historical landfills	RCRA metals, VOCs, SVOCs, TPH, pesticides, herbicides, asbestos	Headaches/dizziness, nerve damage, liver & kidney damage, cancer risk
Exposure Routes: Direct contact, inhalation, vapor intrusion Area Demographics: 49.7% poverty, 30% unemployment, avg. median household income of \$19,673, 56.9% minority, 64.3% of population under 18 years of age below poverty rate, and 51.7% of households with Food Stamp/SNAP benefits in the past 12 months (2009-2013 ACS 5-year estimates).			

<sup>3</sup> Subject to U.S. EPA Eligibility Determination and Final Coalition Decisions

<sup>4</sup> Based on preliminary assessment activities or information from similar or nearby sites (VOC - volatile organic compounds; SVOC - semi-volatile organic compounds; RCRA - Resource Conservation Recovery Act; PCBs - polychlorinated biphenyls; PNAs - polycyclic aromatic hydrocarbons).

<sup>5</sup> Agency for Toxic Substances and Disease Registry (ATSDR)

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Target Area	Priority Sites	Contaminants	Health Effects
<b>NorthTowne/ Raceway Park Area</b>	Commercial / industrial properties along Alexis Rd., auto part junk yards	RCRA metals, VOCs, SVOCs, TPH, PCBs, asbestos	Respiratory problems, nerve damage, liver & kidney damage, cancer risk
Exposure Routes: Direct contact, inhalation, vapor intrusion Area Demographics: 17.2% poverty, 18.8% unemployment, avg. median household income of \$39,726, 22% minority, 22.7% of population under 18 years of age below poverty rate, and 24% of households with Food Stamp/SNAP benefits in the past 12 months (2009-2013 ACS 5-year estimates).			
<b>Berdan Avenue/ Textile/leather/ Creekside Corridor</b>	Rosemary Arms Apts., Chrysler, Babcock Dairy, Tyler Landfill, various automotive-related industrial properties	RCRA metals, VOCs, SVOCs, TPH, PCBs, asbestos	Respiratory problems, nerve damage, liver & kidney damage, cancer risk
Exposure Routes: Direct contact, inhalation, vapor intrusion Area Demographics: 28.3% poverty, 23.3% unemployment, avg. median household income of \$34,324, 38.3% minority, 39% of population under 18 years of age below poverty rate, and 31% of households with Food Stamp/SNAP benefits in the past 12 months (2009-2013 ACS 5-year estimates).			

Brownfields affect the health and safety of BIA residents. Since most of the neighborhoods around brownfields were initially developed to provide housing for the once needed manufacturing industry workforce, these neighborhoods are now left with environmentally contaminated voids in the places which at one time provided jobs and incomes.

Contaminants of concern at our targeted sites include metals, VOCs, SVOCs, TPH (diesel range organics and gasoline range organics), PCBs, pesticides, herbicides, and asbestos. Direct contact and ingestion of contaminants and/or exposure to airborne particulates and volatiles present various threats to human health. In high concentrations, these contaminants can have carcinogenic or toxicological effects in humans and can result in birth defects. Vacant and dilapidated buildings contain asbestos and lead-based paint, which after exposure to the elements, present dangers to nearby residents. These buildings are generally unsecured and trespassers, including children, can be exposed to chemicals, asbestos and structural hazards. Many sites are suspected to have leaking underground storage tanks that could contaminate soil and groundwater and present vapor migration concerns. With continued U.S. EPA support, the City and its Coalition partners can assess and clean up many of these properties.

**iv. Cumulative Environmental Issues:** Several operating auto salvage facilities, metal recycling operations, and scrap yards are located in the **Fernwood/Detroit Avenue/Overland and NorthTowne/Raceway Park** areas that pose their own set of challenges related to noise, dust, and stormwater runoff. The Ottawa River, a river with the infamous reputation of being one of the most polluted waterways in Ohio and in the Great Lakes, runs through Toledo. A long-term environmental justice concern, this river flows through and near our targeted neighborhoods in some of Toledo's highest poverty and largest minority populations. In 2010, approximately 300,000 tons of contaminated sediments were dredged from the river and appropriately disposed of through a \$47 million U.S. EPA Great Lakes National Program Office Great Lakes Legacy Act project. Most of the wall-to-wall dumps and landfills along the Ottawa River have been capped and managed, however, due to the persistent nature of the PCBs remaining in the system and the additional time needed for recovery, the Ohio Department of Health maintains its no consumption advisory for all fish species and snapping turtles caught in this part of the river and a do not wade or swim advisory for this portion of the river (there are only four stream segments in Ohio with this warning). Despite the many signs warning of these advisories, subsistence fishing is still frequently witnessed in the area.

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Beginning in 2014, the City of Toledo implemented the international mobile communications platform, SeeClickFix. The SeeClickFix program allows citizens to report non-emergency issues through a mobile application allowing local governments to track, manage, and reply to reports with the primary goal to make communities better through transparency, collaboration, and cooperation. Using this tool, local governments are able to respond to and address problems of blight and urban decay throughout the City. Since the launch of the program in January 2014, a total of 10,476 incidences have been reported. Of those, 8,553, or 82% of the incidences were reported in our target areas, providing another measure of the blight saddling these areas of our community (Copy of CE issues 2014 by Zip, Office of the Mayor).

A search of environmental incidences available by zip code through the U.S. EPA's *My Enviro* program revealed that in the zip codes that flank the Maumee River, and in and across the river from the **Manhattan Marsh/Summit Street Corridor Area**, 1,746 environmental incidents/concerns such as air and water polluting facilities, hazardous waste facilities, and facilities that have reported toxic releases were identified (<http://www.epa.gov/enviro/index.html>). To put this into perspective, this roughly 17,000-acre area in which the 1,746 incidents/concerns were identified, equates to 9.7 incidents/concerns per acre.

**b. Targeted Community Impacts:** The BIA community has major challenges associated with poverty, unemployment, and related issues that include high crime rates and poor living conditions. According to the 2014 Lucas County Health Assessment, sensitive populations in Lucas County are disproportionately affected by health issues more than other members of the community. For example, 74%-79% of minorities in Lucas County are considered overweight/obese, compared to the 70% for the rest of the population in the County. The assessment also indicates that 65% of women are overweight. People in low-income communities do not have access to suitable recreation areas/facilities and generally do not feel safe outside of their homes. The lack of exercise due to the inability to access safe parks and recreation areas/facilities is a factor for the City's obesity rates. The assessment also discovered that African Americans, women, and low-income families have a higher incidence of asthma than the overall county percentage. In addition, the survey found that diabetes is higher in African Americans and women than in the general population and that 49% of African Americans have high blood pressure compared to 37% county-wide. The survey revealed that minorities, single parent families, and low-income families have less access to health care and healthy food sources than the general population. Another disproportionate issue in the BIA is lead exposure and the ability to address it. Approximately 70,000 houses in Toledo are pre-1950 construction, and most of these homes are in the BIA. According to the Toledo-Lucas County Health Department, over 93% of homes (41,479) in Toledo that were tested for lead were above the HUD action level of 1.0 mg/cm<sup>2</sup>. In north Toledo, 24% of homes (1,011) tested for lead were above the HUD action level. Lead exposure can occur from lead-based paint in the home, soil that has been contaminated with lead, and water that travels through lead pipes. Lead can damage nearly every system in the human body, and has harmful effects on both adults and children. Ohio Department of Health 2012 blood screening results indicate that for 5,658 Toledo children ages 0-72 months, 101 had elevated blood levels above 10 µg/dL that required medical and environmental interventions and 368 children had levels between 5-9 µg/dL. Toledo is implementing a \$2.4 million HUD grant as part of a comprehensive Childhood Lead Poisoning Prevention Program and a Mercy St. Vincent Medical Center coalition will pursue a \$400,000 HUD lead hazard reduction grant in 2015 to help address this crisis.

**c. Financial Need; i. Economic Conditions:** Toledo has long been considered an Ohio "Priority Investment Area" because of its labor surplus. In a Blade article dated March 20, 2011, according to the Ohio Department of Jobs and Family Services, the metro Toledo area lost more than 50,000 manufacturing jobs from 2000 – 2009. The recent recession further impacted local businesses and the collapse of the housing market exacerbated local economic problems. The state of Ohio's aid to local governments is \$1.5 billion less in the 2015-2016 budget than the 2010-2011 budget. The 2012 county-wide re-evaluation of business and home taxable value indicated a 14% decrease in values across the City, lowering Toledo's

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tax revenue by almost \$2 million annually. Unemployment and significant property devaluations have resulted in declining tax revenues that have affected annual operating budgets for Lucas County and the City of Toledo. To cover lost revenues in the 2015 budget, the City is transferring approximately \$11 million from the capital improvement fund to the general fund and our spending proposal reduces internal supplies and service budgets to 2012 levels. With the exception of a class of 30 police officers to begin in February 2015, most vacancies are recommended to be unfunded or delayed.

Although not formally declared a national natural disaster, the City of Toledo and surrounding communities that use Toledo's public water suffered significant economic and environmental distress, when from August 2 to 4, 2014, the public water supply was unusable due to high levels of microcystin caused by harmful algal blooms (HABs) in western Lake Erie. For two days, approximately 500,000 area residents were subjected to a strict water ban. Making historic and national news, this water crisis cost the City an estimated \$200,000 in additional treatment costs that weekend. The Sylvania Chamber of Commerce estimates that businesses in and around this Toledo suburb lost nearly \$1.5 million in revenue during the ban. The Toledo Chamber is still calculating the full regional economic impact of this event. While the cost to remedy this monumental threat is not completely understood, our community recognizes that Lake Erie nutrient loading and the resulting HABs in Toledo's drinking water source will be a long-term, complicated challenge and that we face substantial future investments to provide clean, safe drinking water.

With the City and our Coalition partners focused on covering basic services, brownfield projects, as a nonessential program, will receive reduced funding for projects and complementary infrastructure improvements. We do not have the funds to do this on our own, but we have the expertise to implement this work. Prior U.S. EPA grants awarded to Toledo and our Coalition partners were extremely useful to help inventory, assess, and remediate sites that resulted in the redevelopment of many strategic properties. This U.S. EPA grant is essential to help to continue to address our brownfield priorities and, at the same time, engage in economic redevelopment.

**ii. Economic Effects of Brownfields:** There are a variety of socioeconomic issues impacting our targeted communities, including lost jobs and business opportunities on properties that are now brownfields. Our targeted communities have a median household income of \$25,985 and 38.9% of the population was considered to be below the poverty level. Whereas only 24% of Toledo's residents live within the BIA targeted tracts, it is home to over half of Toledo's impoverished residents. Of the 69,927 people residing in the targeted BIA, 38.9% live below the poverty level. At 60.6% minority, nearly twice the minority population resides in the targeted BIA compared to 35% in the county.

The Lucas County Land Bank initiated a city-wide parcel survey of vacant parcels at the beginning of 2014 which indicated the neighborhoods around Overland Industrial Park are experiencing up to 46% vacancy rates. The City of Toledo and Lucas County Land Bank, with financial support from the Ohio Attorney General's Office, invested over \$6.8 million in a first phase to demolish 838 of Toledo's worst properties in 2012-2013. With the 2014-2015 phase two program, the Land Bank will demolish 600 structures using a \$6 million Ohio Housing Finance Agency grant.

Vacant brownfields that once provided local jobs and business opportunities are now lots where garbage is dumped and trespassers linger. These sites contribute to real health and safety threats in areas already struggling with high drug use, gang violence, other illicit activities, high unemployment, high poverty rates, high home abandonment and foreclosure rates, blight, low public school performance, and an extraordinary number of vacant and underutilized properties. Considering the low property values and challenging site constraints, commercial developers, nonprofit groups and business owners are often not inclined to risk their money to assess suspect properties in declining neighborhoods. Economic data generated as part of the U.S. EPA Area-Wide Planning project indicate leakage rates of well above 50% for most commercial services within a half mile from the Overland area, which is one of our target areas. For services such as general merchandise, gas stations, home furnishings, and electronics and appliances,

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leakage rates exceeding 75% for the area were identified. Without significant buffers, brownfields hinder progress in these already vulnerable neighborhoods and potentially impact public health, attract illicit activities, and harbor hazards to nearby residents. These issues discourage redevelopment and often deter significant reinvestment and home ownership. Brownfields contribute to decaying housing stock, high unemployment and urban flight.

**2. Project Description and Feasibility of Success; a. Project Description; i. Project Description:**

To attract and secure end users, Toledo and its Coalition partners have been successfully completing upfront environmental site assessments and remedial planning activities to encourage investors to clean up and redevelop many of these properties. The City and our partners plan to capitalize on our regional strengths and recent and planned investments in manufacturing facilities to help prepare more brownfields for additional industrial, commercial and complementary uses. Assessment and remedial planning activities completed through this grant will benefit our entire community, but will have a particularly positive effect on the targeted BIA sites. Anticipated resultant redevelopment projects will produce local jobs, improved living conditions, and stabilized neighborhoods.

The Toledo 20/20 Comprehensive Plan provides a set of recommendations to guide the future growth of the city and uses future land use plan maps at the regional, city, downtown and neighborhood scales to guide major public investments for development and redevelopment. Staying consistent with other redevelopment efforts, this Plan incorporates the proposed end use of commercial and industrial property with connectivity to green space throughout the city. The Coalition will comply with, and build upon the 20/20 Comprehensive Plan when concentrating environmental site assessments (ESAs), remedial action plans (RAPs) and community outreach activities primarily within the five targeted communities within Toledo's urban core.

Our project plans were derived from a variety of individual meetings between Coalition partners, meetings with community development corporations and neighborhood groups, long-term master planning efforts, strategy sessions, and public meetings. Select project plans are a result of the planning strategies developed through the current U.S. EPA Area-Wide Planning Grant focused on the Overland Industrial Park area eastward to Cherry Street. All of these target areas are located within the City of Toledo and our BIA. We identified this BIA during previous U.S. EPA-assessment grant inventory and assessment activities where we found an alarming correlation between our brownfield locations and the City's Community Reinvestment Area in distressed, low income, inner city communities with a high minority population. This BIA area is the same community where the City and its Coalition partners have dedicated significant personnel and local, state, and federal funding for housing, job creation, job training, youth and elderly programs, slum and blight elimination programs, and economic development. We are making progress with assessing and cleaning up properties in these neighborhoods, but many more brownfields exist. Moreover, the U.S. EPA-funded Area-Wide Planning Grant includes two of our current target areas and is helping Toledo and our strategic partners lay the foundation for future assessment, cleanup and property assembly. Priority sites within the target areas were identified based on the current redevelopment opportunities, significant planning resources dedicated to these areas, and their strong economic development components. Several priority sites in these areas are already being assessed with our remaining U.S. EPA Coalition Assessment funding; we simply cannot afford a lag in this progress. Anticipated activities include:

**Fernwood/Detroit Avenue/Overland Corridor** - Located in Toledo's central city, land in this target area straddles two active railroad lines and Detroit Avenue, a Michigan-load road. This target area includes the former Toledo Jeep Assembly Plant and its predecessors, which operated at the Jeep Parkway location for more than 100 years. Chrysler moved its operations just a few miles away to the \$2.7 billion Chrysler North Toledo Assembly Plant and supplier park (a 2006 Region 5 Phoenix Award-winning brownfield redevelopment effort). The Jeep Parkway site, now known as Overland Industrial Park, is the subject of a multi-million dollar cleanup for redevelopment into an 80-acre manufacturing center and up to 30 acres of



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restored wetlands along the Ottawa River. The redevelopment master plan includes five to seven manufacturing buildings totaling 930,000 square feet of Class A industrial space. The Coalition expects this site to be leased by the automobile, alternative energy, and/or food processing industries. This redevelopment and the nearby assembly plant will prompt the siting of additional support industries in the area, especially understanding that any contract with Chrysler/FIAT will demand the support industry be located no more than two miles from the assembly plant. The Coalition will identify and target brownfields ideal for industrial reuses for assessment and clean up to capitalize on the redevelopment momentum. The Overland Industrial Park and the surrounding area is the subject of an intense U.S. EPA/DOT/HUD study. In 2010, the Toledo CDC commissioned a local study to evaluate the purchase of fresh produce. Residents stated that they would consume much more produce if they did not have to travel more than two miles to purchase it and if it was less expensive. According to The Blade in September 2014, the Toledo Seagate Food Bank documented roughly 100,000 people receiving support from the food bank each month. Urban agriculture facilities will provide a fresh food source and will also provide jobs to nearby residents. The Coalition has identified two specific properties for assessments that are recommended for urban agriculture reuses.

The Coalition plans to complete up to four Phase I assessments, two Phase II assessments, and one remedial plan and one risk assessment on priority brownfield properties along this corridor. Several brownfields exist along the rail corridor, many of which are former industrial properties that were dependent on the rail line and are landlocked within residential neighborhoods. Within this long corridor, approximately 3 miles, the following properties are being considered for assessments: Driggs Dairy, a vacant pawn shop on W. Central Avenue, a former industrial property at 1028 W. Central Avenue, and additional properties identified through the brownfield inventory.

**Cherry Street/UpTown/Ashland Avenue Area** – The Cherry Street Corridor, roughly 2 miles long, begins immediately north of the Overland Industrial Area and extends along Cherry Street to downtown Toledo. Fewer residents are supporting local commercial and retail businesses, and the current population is increasingly becoming chronically unemployed/under-employed with fixed or low incomes. The Cherry Street/UpTown/Ashland Avenue Area has a reputation for being unsafe and has a high crime rate. The Land Bank is working closely with the City and Port Authority to assess and acquire key properties in this area that will likely be reused for commercial and green space purposes, which support smart growth and livable communities, but could also include additional expansion of Mercy St. Vincent's Hospital and Central Catholic High School located on Cherry Street. Additional assessment funding is needed to continue this process. UpTown Green, a new community park – the first ever in Toledo to feature a multitude of sustainable best management practices, revitalized a 2.5-acre block that was once contaminated and a hotbed of criminal activity. Our community's largest employer, ProMedica Health System, has recently taken ownership of a vacant building anchoring the park and will renovate the four-story building with a fresh produce market and other community health offerings. Seeds were sown for this \$3 million revitalization project with U.S. EPA assessment funds. These projects are helping to spark a resurgence in Toledo's downtown and surrounding areas and are creating new demands for offices, supporting commercial developments, and residential properties. Many brownfields in this corridor are ideal for these commercial/office and green space reuse opportunities. Properties under consideration in this corridor include: the former IGA strip mall, Greyhound bus station, Pythion Castle, 3350 Collingwood (for the possible expansion of a rescue crisis group), the vacant portion of the Ashland Manor Apartments, and additional properties identified through the brownfield inventory. The Coalition plans to complete up to four Phase I assessments, three Phase II assessments, and one risk assessment and one remedial plan on priority brownfield properties in this area.

**Manhattan Marsh Area/Summit Street Corridor** – Situated along Summit Street between the Maumee River and Greenbelt Parkway, this corridor stretches from Cherry Street to Manhattan Boulevard

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and is approximately 3 miles long. The Summit Street redevelopment area has a rich industrial history, but is now littered with abandoned buildings and vacant properties. The swampy Manhattan Marsh Area was once a dumping ground in the middle of several neighborhoods, which the Toledo Area Metroparks plans to develop as a new urban metropark with connectivity to the neighboring commercial and residential properties. The Coalition plans to complete up to five Phase I assessments, three Phase II assessments, one risk assessment and two remedial plans on priority brownfield properties along this corridor. Building upon the momentum created by the metropark development, we plan to assess several brownfields in this corridor to realize a variety of recreational, green space, commercial, and industrial reuses. Along Summit Street are several large, abandoned industrial facilities and warehouses, many that were once dependent on the adjacent Maumee River for water and shipping uses. A bulk grain logistics company on Summit Street desires to expand its operations and several adjacent brownfields could accommodate their needs if assessed and remediated. A contract employment training center is also interested in expanding onto adjacent brownfields. To support these opportunities and to prompt additional redevelopment, the following properties are being considered: properties along Water Street, vacant warehouses on Summit Street, a location for a potential riverfront grain transportation company expansion, and additional properties identified through the brownfield inventory.

**NorthTowne/Raceway Park Area** – Located in north Toledo, this target area includes the 69-acre razed mall property and surrounding area. Dozens of former industrial and commercial parcels, and many auto part junk yards, which are ideal for light industrial use that could support the nearby GM and Chrysler plants are located in this area. The Coalition plans to complete up to five Phase I assessments, three Phase II assessments, one risk assessment, and one remedial plan on priority brownfields along this corridor. Site redevelopment will lead to new jobs and new investment. The following properties are being considered for assessment: the former Raceway Park area and surrounding properties on Alexis Road and additional properties identified through the brownfield inventory.

**Berdan Avenue/Textileather/Creekside Corridor** – Located between the NorthTowne/Raceway Park Area and the Fernwood/Detroit/Overland Corridor, this target area flanks I-75 north of the Overland Industrial Park and Cherry Street Corridor along the active railroad line and encompasses several historical landfills and industrial properties requiring assessment. The Coalition plans to complete up to six Phase I assessments, five Phase II assessments, two risk assessments, and one remedial plan on priority brownfield properties in this corridor. This corridor includes the current Chrysler Toledo North Assembly Plant and Supplier Park. Chrysler and its suppliers need additional space for manufacturing and fleet/part storage. While many brownfields and landfills in this corridor have already been cleaned up and closed, several brownfields still exist that are ideal for plant expansion, suppliers, complementary industries, or for commercial businesses supporting the large work force in the area. Properties under consideration in this corridor include: a former shopping plaza on Manhattan Boulevard, the former Babcock Dairy, Rosemary Arms Apartments, and additional properties identified through the brownfield inventory.

**ii. Project Timing:** Assuming the U.S. EPA announces awards by Summer 2015, the Coalition will meet in Summer 2015 to prepare and finalize the Cooperative Agreement, Work Plan and Coalition Memorandum of Agreement (MOA). We will review our site selection process and operations plans and update them as necessary. These documents will be completed and the MOA will be executed in Summer 2015. The City will issue a request for qualifications (RFQ) to complete competitive procurement practices compliant with 40 CFR 31.36 and our municipal procurement requirements to secure qualified environmental consultants to complete the inventory, assessments and remedial plans. We plan to publish the RFQ in August 2015, complete the review and selection process by mid-September 2015, and have contracts secured with the selected firms by October 1, 2015.

The consultants will prepare Quality Assurance Project Plans (QAPPs) in October 2015 and we anticipate seeking U.S. EPA approval in November/December 2015. The Coalition will begin grant-related

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community outreach activities in December 2015 to gain input on sites to be included in the brownfield inventory and for assessment consideration. Priority sites identified through this initial process will be considered by the Coalition based on the established methodology. Once U.S. EPA approves the QAPPs, funding program eligibility is determined and access is obtained, assessment activities will begin. Assessments, preparation of remedial plans, and community outreach activities are expected to be conducted throughout the project period until the grant is complete in Fall 2018.

**iii. Site Selection:** The Coalition has established selection criteria to ensure a common understanding and methodology for site prioritization and fund allocation. The criteria includes: environmental liability; crime and public safety; redevelopment potential including: site location and accessibility (major highway access, airport access, parking, access to public transportation, access to lake shipping, access to rail shipping, convenience for employees, proximity to other businesses), site size, utilities, and the degree of community interest/concern in revitalizing the site. Sites will be assessed within each Coalition member's jurisdiction. The City will secure signed access agreements for the selected sites.

**b. Task Description and Budget Table; i. Task Description:** The following summarizes the tasks to be implemented. The budget items for these tasks will be evenly split between the hazardous and petroleum funds.

**Task 1 - Community Outreach Activities:** Toledo and our Coalition members are committed to conducting a variety of outreach activities to gain public input and to educate stakeholders, including at least four public meetings. Coalition members and consultants will plan and implement outreach activities that can include presentations, fact sheets, Coalition web site postings, and regular updates. Planned outreach activities are further detailed in Section 3. To support these activities, \$500 is budgeted for supplies (including public notice publication in the local paper). Total contracted outreach costs: \$8,000. City personnel costs for outreach activities are \$10,640 using an estimate of 266 hours at \$40/hr. (total personnel costs requested through grant funds: \$3,000; total in-kind City contribution: \$7,640). Total Task 1 grant budget: \$11,500.

**Task 2 - Brownfield Inventory Planning & Activities:** The Coalition will update its brownfield inventory to incorporate data from the recent Land Bank survey and additional sources. The Coalition will work with the County Auditor's office to obtain information on brownfield properties. Total contracted inventorying and planning costs: \$8,000. City personnel costs for inventory and planning activities are \$10,640 using an estimate of 266 hours at \$40/hr. (total personnel costs requested through grant funds: \$3,000; total in-kind City contribution: \$7,640). Total Task 2 grant budget: \$11,000.

**Task 3 - Assessments and RAPs:** All site assessments will be subject to U.S. EPA's site eligibility determination. Phase I ESAs will be compliant with the All Appropriate Inquiries standards and/or the Ohio VAP. Qualified consultants will prepare QAPPs, field sampling & analysis plans, site health & safety plans, Phase I and II ESAs, Risk Assessments (RAs), and RAPs. City personnel will coordinate access and assessment activities. We understand that costs vary for sites based on size and conditions. For planning purposes, we are using the following general costs and assumptions. We plan to fund 24 Phase I ESAs (AAI or VAP) at approximately \$4,500 per site; 16 Field Sampling and Analysis Plans at approximately \$2,500 each; 16 Phase II ESAs at approximately \$20,000 per site; six RAs at approximately \$12,500 per site; and six RAPs at approximately \$4,750 per site. Total contracted assessment costs: \$571,500. City personnel costs for access and coordination activities are \$7,640 using an estimate of 191 hours at \$40/hr. (total in-kind City contribution: \$7,640). Total Task 3 grant budget: \$571,500.

**Task 4 - Program Management:** City personnel costs for the site selection process, Coalition management, reporting, and other program management activities are \$11,640 using an estimate of 291 hours at \$40/hr. (total personnel costs requested through grant funds: \$4,000; total in-kind City contribution: \$7,640). For specialized training such as brownfield conferences and seminars, \$2,000 is budgeted. Total Task 4 grant budget: \$6,000.

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**ii. Budget Table:** The Coalition is applying for a \$600,000 Hazardous Substance and Petroleum Coalition Assessment Grant. All of the funds could be used anywhere within Lucas County, but the intent is to use the majority of funding within the five targeted areas in the City of Toledo.

Budget Categories	1	2	3	4	
	Community Outreach	Inventory and Planning	Assessments, RAPs	Program Management	Total
<b>HAZARDOUS SUBSTANCES</b>					
Personnel	\$1,500	\$1,500		\$2,000	\$5,000
Travel /Training				\$1,000	\$1,000
Supplies	\$250				\$250
Contractual	\$4,000	\$4,000	\$285,750		\$293,750
<b>Total HS Grant</b>	<b>\$5,750</b>	<b>\$5,550</b>	<b>\$285,750</b>	<b>\$3,000</b>	<b>\$300,000</b>
Coalition In-Kind	\$3,820	\$3,820	\$3,820	\$3,820	\$15,280
<b>PETROLEUM</b>					
Personnel	\$1,500	\$1,500		\$2,000	\$5,000
Travel /Training				\$1,000	\$1,000
Supplies	\$250				\$250
Contractual	\$4,000	\$4,000	\$285,750		\$293,750
<b>Total Pet Grant</b>	<b>\$5,750</b>	<b>\$5,550</b>	<b>\$285,750</b>	<b>\$3,000</b>	<b>\$300,000</b>
Coalition In-Kind	\$3,820	\$3,820	\$3,820	\$3,820	\$15,280
<b>TOTAL GRANT</b>	<b>\$11,500</b>	<b>\$11,100</b>	<b>\$571,500</b>	<b>\$6,000</b>	<b>\$600,000</b>
<b>TOTAL IN-KIND</b>	<b>\$7,640</b>	<b>\$7,640</b>	<b>\$7,640</b>	<b>\$7,640</b>	<b>\$30,560</b>

**c. Ability to Leverage:** This U.S. EPA grant leverages more than \$30,560 in City personnel time to implement this grant. Other leveraged amounts include: Ohio Department of Transportation (ODOT) \$63.8 million via the I-75/I-475 interstate upgrade project; \$2.7 billion invested in the Chrysler North Toledo Assembly Plant and Supplier Park; and the recent and planned improvements at the Overland Industrial Park and supporting road and bridge improvements worth more than \$38 million. Many vacant homes have been torn down through an aggressive demolition program managed by Toledo and the Land Bank with help from a \$9.5 million grant provided by the Ohio Attorney General's Office and the Ohio Housing Finance Agency. NeighborWorks Toledo Region invested \$11 million to build 40 Leadership in Environmental and Energy Design (LEED) certified infill houses in central and north Toledo for the Legacy Homes Project. Within the Old West End and UpTown community, Mercy St. Vincent Medical Center is implementing its Cherry Street Legacy project and recently invested more than \$250,000 toward the purchase and cleanup of brownfield properties and plans to apply for a HUD lead cleanup grant for residences in the next year. Projects in the NorthTowne area could be considered for assistance by the \$3 million provided through the Racetrack Facility Community Economic Redevelopment Fund that can be used to repurpose or demolish Toledo's horse-racing facility and for reinvestment in the neighborhood near the abandoned facility.

We are confident in our ability to succeed, as Toledo and the Port Authority have leveraged previous U.S. EPA brownfield grants for more than \$28 million in additional brownfield cleanup and redevelopment investments since 2003. We will work with private investors, other government agencies, community organizations, and local community development corporations (CDCs) to obtain investments, grants and financing for redevelopment projects. Ohio has traditionally operated a well-funded brownfield program now

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being directed to the new JobsOhio Revitalization Program where up to \$43 million annually is dedicated to redevelopment projects including site preparation and infrastructure improvements. We plan to pursue these dollars for future site cleanup activities. We also plan to utilize Ohio EPA or BUSTR's Technical Assistance and the state's Targeted Brownfield Assessment program to leverage federal funds. Other opportunities include City of Toledo Capital Improvement funds, tax incentive financing (TIFs), tax credits, and federal programs such as the Section 108 Loan Guarantee, Economic Development Initiative grants, and Community Development Block Grants. The Port Authority brings additional financing opportunities through its bonding capacity. Attachment E includes an in-kind commitment letter from the City of Toledo.

**3. Community Engagement and Partnerships; a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress; i. Community Involvement Plan:**

The Coalition has actively engaged, and will continue to engage, community stakeholders throughout the grant period related to the inventory, prioritization, assessment, remedial planning, brownfields and health evaluation components of the project. The Coalition will establish communication plans to gain input and update our target communities and the whole county on grant-related activities. We currently envision conducting at a minimum four public meetings to share information and gain input on planned assessment activities, cleanup plans, and potential redevelopment opportunities. These meetings will be conducted once the grant is awarded and as yearly update meetings until the grant is completed. If more meetings are needed, we will conduct them. Depending on the assessment locations, the Coalition will conduct special meetings near the properties to share project plans and discuss proposed sampling activities.

**ii. Communicating Progress:** The Coalition will provide progress updates and will seek input from stakeholders through mailed letters or distributed memos, email updates, published public notices, news releases, public repositories, web site postings on Coalition members' websites, and press events. We will also continue to work with community-based partners to provide updates at their organizations' meetings and events. Coalition officials will provide updates at the many meetings they attend and at council/board meetings. Input obtained from the community will be utilized to help guide site selection and the prioritization of the assessment activities. The planned outreach activities will provide opportunities for all members of the community to review and comment on project plans, regardless of whether they have computers or a means of transportation. We have always provided our materials in English and have never received a request for an interpreter or for our materials to be translated; however, we are prepared to do so upon realization of the need or upon request by working with the University of Toledo's (UT's) Department of Foreign Languages.

**b. Partnerships with Government Agencies; i. Local/State/Tribal Environmental Authority:** We consider U.S. EPA a partner with our brownfield program because assessment, cleanup and revolving loan fund (RLF) grants have been extremely instrumental in our redevelopment successes and planned redevelopment projects. We will discuss challenging projects with the two primary state agencies that run Ohio's hazardous substances and petroleum programs: Ohio EPA Division of Emergency and Remedial Response Site Assistance and Brownfield Remediation and the State Fire Marshal's Bureau of Underground Storage Tank Regulations (BUSTR). Site assessment and cleanup will be conducted in general compliance with the rules and guidance promulgated by the Ohio EPA pursuant to Ohio's Voluntary Action Program (VAP) and/or BUSTR regulations.

**ii. Other Relevant Governmental Partnerships:** Toledo and Coalition members are committed to establishing and maintaining sound public and private partnerships to solve our brownfields challenges. We will involve the Ohio Department of Health and the Toledo-Lucas County Health Department as appropriate to help determine high-risk priority sites which pose immediate health threats to our target areas. We will continue to work closely with state development agencies, local housing authorities and regional planning organizations to provide insight into assessment needs, cleanup and redevelopment funding opportunities, and community outreach. We will also continue to work with HUD, and the state and federal Departments

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of Transportation, working toward economic prosperity and healthy, environmentally sustainable communities. We have a long history with agency collaboration. For example, U.S. EPA/DOT/HUD completed a study in the Overland and Old West End area through the Partnership for Sustainable Communities Pilot Program. As a follow up to this study, a Sustainable Neighborhood Assessment was completed in 2013 through a \$20,000 grant from U.S. EPA's Office of Sustainable Communities Building Blocks for Sustainable Communities Grant Program. The City is taking this work a step further by implementing our 2013 U.S. EPA Area-Wide Planning Grant to establish a comprehensive brownfield redevelopment plan for this area.

**c. Partnership with Community Organizations; i. Community Organization Description & Role:** The Coalition will work with residents and the following community-based groups to update the brownfield inventory; prioritize sites; complete community outreach; and to solicit input on assessment, cleanup, and redevelopment activities. The Old West End Neighborhood Initiatives (OWENI) mission is to promote and empower the residents of the Old West End/Overland Park neighborhood through viable economic, cultural, safety, educational strategies through collaboration with the other neighborhood organizations, government and institutional partners. OWENI will assist with organizing neighborhood residents in the **Fernwood/Detroit Avenue/Overland Corridor**. UpTown Association's mission is to organize, direct and coordinate the industrial, commercial, residential, business, civic, and economic development, revitalization, and redevelopment of the UpTown District. The UpTown Association will provide input on site selection and will help with community involvement. They are a nonprofit organization focused on neighborhood improvements within the **Uptown/Ashland Area**. Cherry Street Legacy Project's mission is to improve the health of the community with special emphasis on the poor and underserved. The Legacy will share expertise related to redevelopment and assist with community relations in the **Cherry Street Area**. United North's mission is to channel the synergy of collective ONE Village neighborhoods and create the avenue needed to stabilize, stimulate, rebuild, grow and organize. United North commits to assisting with neighborhood participation to discuss project updates, and gain community input on planned activities in the **Manhattan Marsh Area**. Visions of Cullen Park and Nautical Gardens mission is to improve economic prosperity, recreational amenities, and the quality of life for those living in the **Summit Street Corridor**. Toledo Community Foundation will market assessment opportunities, coordinate or host public meetings, and assist with other outreach efforts in several target areas. They provide funding assistance to specific community projects. We will continue to seek participation from church groups, block watch groups, parent/teacher organizations, and other community organizations in our planning and implementation efforts.

**ii. Letters of Commitment:** Letters of commitment from the organizations discussed in the section above are included in *Attachment D*. The attachment also includes letters from the following additional organizations that are committed to helping us improve our target areas: Downtown Toledo Development Corporation; Point Place Business Association; Local Initiatives Support Corporation; Toledo Metropolitan Area Council of Governments; Toledo-Lucas County Sustainability Commission; Regional Growth Partnership; Toledo-Lucas County Plan Commissions; NeighborWorks; Mercy; and ProMedica.

**4. Project Benefits; a. Health and/or Welfare and Environment ; i. Health/Welfare Benefits:** Suspected contaminants at our targeted sites include metals, VOCs, SVOCs, PCBs, TPH, pesticides, herbicides, and asbestos and lead-based paint. U.S. EPA funds will be used to complete ESAs, RAs and RAPs on properties representing the highest community priorities. The Coalition will dedicate funding to sites posing significant threats to human health and/or the environment.

With the help of leveraged funds, the goal of the Coalition is to clean and redevelop sites evaluated with funds from the assessment grant. The welfare and public health benefits of the project will include: reducing direct and indirect threats to human health and the environment; improving the property values/equity in low-income and minority areas; improving the overall appearance and appeal of the

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communities; and creating jobs for a desperate work force. Several of the areas targeted for assessment under the grant in Section 1 are located adjacent to or in close proximity to residential neighborhoods, most with high minority populations, low income, and/or high unemployment. Residents surrounding these uncontrolled, vacant sites are exposed to contaminants via inhalation of dust, inhalation of VOCs, and direct contact with soil. Remediation and redevelopment of these sites will eliminate these exposures (through contaminant removal actions, engineered barriers and institutional controls) and will eliminate physical hazards posed by the existing abandoned structures. We do not anticipate that cleanups and redevelopment will displace residents historically affected by brownfields.

**ii. Environmental Benefits:** Residents of our five target areas, as well as the entire Toledo and Lucas County community, will see the following environmental benefits during and after the life of this grant: the assessment and remediation of contaminated groundwater, soils, surface runoff and sediment; reduction of exposure risks; the elimination of the migration of impacts to adjoining properties; the reduction of water quality impacts as clean ups are completed; and an increase in scenic and recreational values of land. We will develop and follow procedures to ensure that assessment activities result in no environmental impacts. If assessment activities identify imminent health or environmental threats, immediate steps will be recommended to mitigate them.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse; i. Planning, Policies and Other Tools:** As members of the local Sustainability Commission, our Coalition will continue to advocate wise resource use by reusing urban properties with high quality transportation and utility infrastructure to save financial and material resources and curtail greenfield development; redeveloping central-city properties for new commercial and industrial uses to keep jobs close to population centers to reduce commute times and automobile use and traffic congestion; promoting construction and renovation projects that follow green building and LEED certification standards; and advocating the recycling of existing older industrial and commercial buildings for adaptive reuse to conserve building material resources.

The assessments completed through this grant will lead to site cleanup and reuse, and while sustainable in itself, we have some interesting local expertise with urban agriculture, phytoremediation and rain gardens that make our community unique. Local experts, with input from U.S. EPA and the Partnership for Sustainable Communities, are developing urban agriculture sites on brownfields to provide local jobs and convenient fresh food sources to nearby residents. Toledo and UT have each received Great Lakes Restoration Initiative grants to complete phytoremediation projects on brownfields sites. These phytoremediation technologies will be considered for remedial approaches for sites assessed through this grant. Such approaches often reduce the volume of excavated materials that will reduce the need for truck transport and disposal space at other facilities. A few Toledo brownfield projects are also integrating specialized rain gardens to help with storm water management while also considering certain infiltration restrictions. This unique practice is gaining momentum and we anticipate developing similar rain gardens. U.S. EPA's grant supports many local efforts to implement pollution prevention and reduce resource consumption.

**ii. Integrating Equitable Development or Livability Principles:** This grant will support us in addressing the health and welfare of all residents in the five targeted areas; increase access by residents to healthy and affordable food in the **Fernwood/ Detroit Avenue/Overland Corridor**; promote economic growth and sustainable reuse in all targeted areas; protect and increase green space and improve access by residents to green space in the **Manhattan Marsh Area/Summit Street Corridor** and **Cherry Street/UpTown/Ashland Avenue Area**; and improve employment for local residents in the **NorthTowne/Raceway Park Area** and **Berdan Avenue/Textileather/Creekside Corridor**.

**c. Economic and Community Benefits (long-term benefits); i. Economic or Non-Economic Benefits:** These assessments will lead to cleanup that will quickly result in new urban agriculture and new manufacturing facilities. We are well positioned to capitalize on some very large manufacturing investments

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where we know new investments from suppliers and support industries will follow. We expect that high paying positions will soon be created to help bring many skilled professionals and laborers back to work. Increased tax revenues will also help improve educational and social services. Planned redevelopments throughout the five targeted areas support existing communities, increase economic competitiveness, and incorporate livability and equitable development principles. Increased tax revenues for Toledo Public Schools, City of Toledo, Lucas County, and State of Ohio will also help improve existing educational, social, and recreational services in the area. The new urban agriculture sites developing in the **Fernwood/Detroit Avenue/Overland Corridor** will provide employment opportunities with a convenient commute for nearby residents. Providing proximate sources of fresh food offers new healthy choices for nearby residents and will prompt healthier lifestyles. The multi-million dollar redevelopment of Overland Industrial Park at I-75 and I-475 marks the northern boundary of this target area. There are several sites in this corridor that could support the manufacturing needs previously discussed. The **Cherry Street/UpTown/Ashland Avenue Area** includes important community anchors such as Mercy-St. Vincent's Medical Center, Mercy School of Nursing, and the Toledo Museum of Art. This area has potential expansion opportunities for medical facilities and supporting organizations that could provide new jobs and significant reinvestment. Converting riverfront property to commercial and residential uses can help revive the **Manhattan Marsh Area/Summit Street Corridor** area and bring residents with disposable income to support existing and planned businesses. The increased green space proposed with the expansion of the Manhattan Marsh area will provide recreational areas to increase healthy lifestyles for the community. The **Berdan Avenue/Textileather/Creekside Corridor** is key to the potential expansion of the current Jeep plant along I-75 and the area north of the Overland Industrial Park area. This area could be redeveloped to support the manufacturing needs of the area and help to retain and create hundreds of jobs and expand our tax base. The **NorthTown/Raceway Park Area** is ideal for future light industrial use. The redevelopment of this area into new institutional, commercial or industrial uses will help create jobs. This grant will help us build upon our existing assets to attract new businesses and encourage expansion of businesses and successful health care, recreational, and institutional facilities, which in turn will improve local services, education, tourism opportunities and our tax base.

**ii. Job Creation Potential: Partnerships with Workforce Development Programs:** Multiple and varied science and engineering courses are taught at UT, Bowling Green State University and Owens Community College. The Coalition will encourage its consultants to involve interns from these institutions to promote brownfield leadership development. In 2012, the City was awarded a U.S. EPA Environmental Workforce Development and Job Training Grant and has since graduated 61 students with 18 obtaining employment in an environmental-related career. The Coalition will continue to try to link individuals from this training with local environmental contractor and consulting firms.

**5. Programmatic Capability and Past Performance; a. Programmatic Capability:** The City of Toledo will manage and coordinate the grant. Brownfield Redevelopment Officer, Marc Gerdeman, will be the project manager. He currently manages over \$18 million in grants, City funds, and private investment for brownfield remediation projects. Marc will handle the administration of the grant, complete community involvement activities, procure consultants, complete grant reporting, and complete drawdowns from the U.S. EPA ASAP System. Personnel from Finance, Public Utilities, Purchasing, Law, and Development will be involved as appropriate with fiscal administration and legal reviews. On behalf of the Coalition, Toledo will track and record grant progress by submitting quarterly reports to U.S. EPA and updating the ACRES database. The City will track outputs such as: the number of brownfield sites identified; number assessed; type of assessment (ESA/RA); location and acreage of assessed sites; number of RAPs prepared; results of the brownfields and health evaluation; and public outreach activities. We will also track and record outcomes, such as: cleanup activities; mitigated exposure risks; recorded deed restrictions/environmental covenants; additional funding leveraged by the grant; redevelopment activities; job creation/retention; and



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amount of green space created/restored and public lands dedicated.

Coalition members will be tasked with site selection, prioritization and marketing assessment opportunities. The **Port Authority's** Coalition leader is Brian Perz. Brian manages the Port Authority's real estate portfolio and will also be involved with brownfield inventory guidance in the targeted areas. The **Land Bank's** Coalition leader is David Mann, President of the Land Bank. The Land Bank helps organizations acquire derelict properties as a tool for blight removal and redevelopment. Their insights regarding potential property foreclosures and acquisition opportunities will be extremely useful. The Land Bank will also assist with community involvement. The **Metroparks'** Coalition leader is Dave Zenk, Deputy Director of the park district. The Metroparks will be most involved with activities related to the Manhattan Marsh area, and will promote green space restoration and connectivity opportunities. If project leadership has to be adjusted due to employee turnover, Coalition members will fill those positions with staff that exemplify the strong technical and project management characteristics of our current team. The City will hire consultants to complete the inventory, assessments, RAs, and RAPs using procurement practices compliant with 40 CFR 31.36 and our municipal requirements.

**b. Audit Findings:** The City had an audit finding in 2013 associated with the U.S. EPA RLF Program. The 2011, 2012, and 2013 reports were not filed until requested as a result of an audit of Brownfields RLF expenditures. The City corrected the finding by submitting the missing reports and has established controls to ensure all future reports are submitted on time. The City has had no adverse audit findings from our many other U.S. EPA grants.

**c. Past Performance and Accomplishments; i. Currently or Has Ever Received an EPA Brownfields Grant:** Toledo has received 19 U.S. EPA grants, including the following more recent grants: a \$200,000 Hazardous Substances Assessment grant and \$200,000 Petroleum Assessment grant (2009), a \$800,000 Coalition Assessment grant for Petroleum and Hazardous Substances (2012), a \$200,000 U.S. EPA Workforce and Job Training Grant (2012), a \$200,000 Area-Wide Planning grant (2013), and a \$127,825 Cleanup Grant for Chevy Transmission (2014). The funds from the grants prior to 2011 were fully expended, we have been compliant with all grant requirements (with the exception of the annual reports for the RLF grant noted in the audit section), information was, and is currently, reported in ACRES, and those grants which have been completed were successfully closed out. Sufficient progress has been made with the current assessment grant and the dollars have been fully allocated with approximately 30% remaining, which will be spent well before the end date of September 2015. Toledo partnered with all Coalition members when implementing previous grants. The **2009 assessment grants** allowed the City and partners to complete site assessments on over 13 properties. Over nine Phase I assessments, six Phase II assessments, and three RAPs were prepared. Seven projects have had cleanup work completed and the sites were returned to productive use. The Oak Street property was assessed, cleaned up and is currently a new LEED certified fire station. The Overland Industrial Park was assessed with U.S. EPA grant funds and the Port Authority conducted a \$5.5 million cleanup.

The current **2012 assessment grant** to-date has been used to assess 27 properties. While we have realized many successes through this grant, one highlight is the Haughton Elevator site, a 22-acre property that was vacant and in bankruptcy since 2004 and bank-owned due to foreclosure. The site is now developed with a 2.1-megawatt solar array consisting of 28,500 solar panels on 15 acres and generating about 30 percent of the Toledo Zoo's annual electricity needs. Private investments leveraged from this project are approximately \$5.4 million. Project planners also worked closely with the University of Toledo, the City, and the Ohio Department of Natural Resources to develop a landscape plan featuring native vegetation to improve the soil quality, phytoremediate contaminants, and to create an attractive buffer between the development and neighboring properties. To-date, the 2012 assessment grant has leveraged more than \$10 million towards revitalization projects within the City of Toledo.

### Appendix 3 Assessment Other Factors Checklist

Name of Applicant: City of Toledo, Ohio

Please identify (with an *X*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	5
X	Project is primarily focusing on Phase II assessments.	9
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10-11
X	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	4
	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
X	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	12,13
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
X	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	5-6,12,15



## **PARTNERSHIP AGREEMENT BETWEEN GLOBAL GREEN USA AND CITY OF TOLEDO**

This agreement confirms our understanding that the **City of Toledo, Ohio** and Global Green USA will work together in a collaborative partnership to advance the City's sustainability goals through the delivery of technical assistance funded by a grant from the EPA's Building Blocks for Sustainable Communities program.

The specific goals of this partnership are to:

- Use the criteria of the LEED for Neighborhood Development rating system as a framework for assessing the City's assets and needs in the areas of physical infrastructure, land use plans, and other relevant policy related to the Overland Park neighborhood.
- Develop comprehensive recommendations for infrastructure and policy changes that can help the City build a future that is more resource-efficient, livable, healthy, and environmentally responsible.
- Engage local leaders, stakeholders, and other interested parties to create momentum for implementing the proposed recommendations in the Overland Park neighborhood and, as applicable, more broadly in the City.
- Track the City's progress in implementing recommendations made by the technical assistance team.

In order to achieve the goals of this partnership,

### **Global Green USA will:**

- Appoint a staff person to coordinate the Global Green effort on behalf of this partnership.
- Collect, review, and summarize background data on existing neighborhood conditions, city policies, and ongoing efforts in the area of neighborhood sustainability.
- Conduct an approximately 2 and half day site assessment, by four experts in neighborhood sustainability, that will include visits to the targeted neighborhood, meetings with key stakeholders, consultations with City staff and elected officials, and an open community workshop.
- Prepare a final report that summarizes activities, details major findings, and makes specific recommendations for infrastructure, land use, and other policy changes that could be undertaken by the City.

- Establish and maintain a record of the City's progress on implementing the recommendations made in the final report and update that record on a quarterly basis for a period of 18 months after the delivery of the final report.
- Publicize the results of the technical assistance effort to the media and other interested parties.

**The City of Toledo will:**

- Appoint a staff person to coordinate the City's efforts on behalf of this partnership.
- Collection and transmittal of relevant data on existing neighborhood conditions, city policies, current efforts in the area of neighborhood sustainability.
- Coordinate and assist with scheduling meetings with key stakeholders, City staff and elected officials during the technical assistance visit.
- Secure a suitable work space for the technical assistance team.
- Secure an appropriately sized venue for the community workshop.
- Provide the materials (e.g. computer projector, flipcharts, markers, maps, post-its, etc.) necessary for the facilitation of the community workshop.
- Advertise the community workshop in the appropriate venues in order to secure adequate attendance.
- Track the City's progress on implementing the recommendation in the final report for a period of at least 18 months.
- Coordinate with Global Green to publicize the results of the technical assistance effort to the media and other interested parties.

**Funding:**

Global Green's time and expenses, as well as the time and expenses of its subconsultants, will be covered directly by a grant for the US Environmental Protection Agency. Any staff time and expenses incurred by the **City of Toledo** in relation to this effort will be the responsibility of the City. No exchange of funds by either party will take place.

**Timeline:**

The site visit will take place during the week of **May 6-8, 2013**.

Data collection efforts will take place in the six weeks prior to the site visit, with an emphasis on all data being delivered at least two weeks prior to the site visit.

The final report will be delivered to the City within four weeks of the completion of the site visit.

Modifications to the timeline may be made by mutual consent of the two parties. This agreement may be terminated only by mutual agreement of the parties, or if grant funding is withdrawn by the EPA.

  
Richard Wegman  
COO

4-29-13  
Date

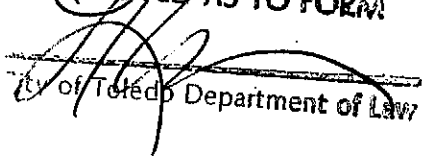
Global Green USA

pm 4/24/13

4/30/13  
Date

OK  
4/30/13  
NAME Michael P. Bell  
TITLE Mayor  
CITY OF TOLEDO

APPROVED AS TO FORM

  
City of Toledo Department of Law

**ORD. 138-13**

**Authorizing the Mayor to enter into a Technical Assistance Agreement with Global Green USA, a consultant working under contract with the U.S. EPA through their Building Blocks for Sustainable Communities Program; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

The City of Toledo was awarded a U.S. EPA Technical Assistance Grant through its Building Blocks for Sustainable Communities program for the purpose of assisting in the sustainable redevelopment of the neighborhood surrounding the Overland Industrial Park. The technical assistance provided by Global Green USA will focus on strengthening the coordination of transportation and commercial investments already taking place in Overland Industrial Park with the planning for future redevelopment of the Overland neighborhood. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. That the Mayor and Director of Public Utilities are authorized to enter into, execute, and deliver such agreements, instruments, documents and certificates on behalf of the City for the Technical Assistance Agreement with Global Green USA, a consultant working under contract with the U.S. EPA through their Building Blocks for Sustainable Communities Program. All documents shall include terms and conditions acceptable to the Director of Law and the Director of Public Utilities.

SECTION 2. That this Ordinance is declared to be an emergency measure and shall take effect and be in force from and after its passage. The reason for the emergency lies in the fact that this ordinance is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that it is necessary to authorize the execution and delivery of the Agreement in order that the planning for the future sustainable redevelopment of the Overland Industrial Park neighborhood can move forward.

Vote on emergency clause: yeas 12, nays 0.

Passed: April 2, 2013, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Paula Hicks-Hudson  
President of Council

Approved:

April 2, 2013  
Michael P. Bell  
Mayor

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**ATTACHMENTS**

- A. Threshold Statement
- B. Letters of Acknowledgement and Support from Ohio EPA and BUSTR
- C. Documentation of Applicant Eligibility (not applicable)
- D. Community-Based Organizations Letter of Support
  - Old West End Neighborhood Initiatives
  - United North
  - UpTown Association
  - Toledo Community Foundation
  - Downtown Toledo Development Corporation
  - Cherry Street Legacy
  - Neighborworks, Toledo Region
  - Point Place Business Association, Visions of Cullen Park, and Nautical Gardens
  - LISC-Local Initiatives Support Corporation
  - Toledo Metropolitan Area Council of Governments
  - Toledo-Lucas County Sustainability Commission
  - Regional Growth Partnership
  - Toledo-Lucas County Plan Commissions
  - Mercy
  - ProMedica
- E. Documentation of Committed Leveraged Funds
- F. Requested Waiver Justification (not applicable)
- G. Property-Specific Determination Request (not applicable)
- H. Letters of Commitment from Assessment Coalition Members
  - City of Toledo
  - Toledo-Lucas County Port Authority
  - Lucas County Land Reutilization Corporation (Land Bank)
  - Metropolitan Park District of the Toledo Area
- I. Petroleum Eligibility Determination Information (not applicable)



FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment A**  
**Threshold Statement**

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Threshold Criteria**

**A. Applicant Eligibility:** The City of Toledo is eligible to receive U.S. EPA grant funds, as it is a General Purpose Unit of Local Government. Toledo City Council passed an ordinance that supports this application. This ordinance is available upon request.

Coalition members are the Toledo-Lucas County Port Authority, the Lucas County Land Reutilization Corporation (or Land Bank), and the Metropolitan Park District of the Toledo Area. All coalition members are eligible entities for this grant. Ohio port authorities are government entities created by political subdivisions under ORC Section 4582. The Land Bank is a public authority created by Lucas County (a copy of the Land Bank's articles of incorporation is attached). The Toledo Metroparks is a regional government agency. Letters of commitment are included in *Attachment H*. A Memorandum of Agreement will be finalized in spring 2015.

**B. Letter from the State:** Letters from Ohio EPA and the Bureau of Underground Storage Tanks acknowledging and supporting this application are included in *Attachment B*.

**C. Site Eligibility and Property Ownership Eligibility:** This section is not applicable.



Prescribed by:

Ohio Secretary of State  
Central Ohio: (614) 466-3910  
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

[www.sos.state.oh.us](http://www.sos.state.oh.us)

e-mail: [busserv@sos.state.oh.us](mailto:busserv@sos.state.oh.us)

Expedite this Form: (Select One)

Mail Form to one of the Following:

☐ Yes PO Box 1390  
Columbus, OH 43216

\*\*\* Requires an additional fee of \$100 \*\*\*

☐ No PO Box 670  
Columbus, OH 43216

## INITIAL ARTICLES OF INCORPORATION

(For Domestic Profit or Nonprofit)

Filing Fee \$125.00

THE UNDERSIGNED HEREBY STATES THE FOLLOWING:

(CHECK ONLY ONE (1) BOX)

<input type="checkbox"/> (1) Articles of Incorporation Profit (113-ARF) ORC 1701	<input checked="" type="checkbox"/> (2) Articles of Incorporation Nonprofit (114-ARN) ORC 1702	<input type="checkbox"/> (3) Articles of Incorporation Professional (170-ARP) Profession _____ ORC 1785
--	--	---

Complete the general information in this section for the box checked above.

FIRST: Name of Corporation Lucas County Land Reutilization Corporation

SECOND: Location Toledo Lucas  
(City) (County)

Effective Date (Optional) \_\_\_\_\_ Date specified can be no more than 90 days after date of filing. If a date is specified, the date must be a date on or after the date of filing.  
(mm/dd/yyyy)

☒ Check here if additional provisions are attached

Complete the information in this section if box (2) or (3) is checked. Completing this section is optional if box (1) is checked.

THIRD: Purpose for which corporation is formed

See Attachment 1 to these Articles of Incorporation

Complete the information in this section if box (1) or (3) is checked.

FOURTH: The number of shares which the corporation is authorized to have outstanding (Please state if shares are common or preferred and their par value if any)

(Refer to instructions if needed) \_\_\_\_\_  
(No. of Shares) (Type) (Par Value)

Completing the information in this section is optional

FIFTH: The following are the names and addresses of the individuals who are to serve as initial Directors.

Wade Kapszukiewicz, Lucas County Treasurer

(Name)

One Government Center, Ste. 500

(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Toledo

(City)

OH

(State)

43604

(Zip Code)

Tina Skeldon Wozniak, Lucas County Commissioner

(Name)

One Government Center, Ste. 800

(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Toledo

(City)

OH

(State)

43604

(Zip Code)

Peter Gerken, Lucas County Commissioner

(Name)

One Government Center, Ste. 800

(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Toledo

(City)

OH

(State)

43604

(Zip Code)

REQUIRED

Must be authenticated  
(signed) by an authorized  
representative

(See Instructions)

Wade Kapszukiewicz  
Authorized Representative

8-23-10  
Date

Wade Kapszukiewicz, Lucas County Treasurer

(print name)

One Government Center, Ste. 500

Toledo, OH 43604

Tina Skeldon Wozniak  
Authorized Representative

8-25-10  
Date

Tina Skeldon Wozniak

(print name)

One Government Center, Ste. 800

Toledo, OH 43604

Pete L. Gerken  
Authorized Representative

8-24-10  
Date

PETE L. GERKEN

(print name)

One Government Center, Ste. 800

Toledo, OH 43604

Complete the information in this section if box (1) (2) or (3) is checked.

## ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporators of Lucas County Land Reutilization Corporation, hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

Wade Kapszukiewicz

(Name)

One Government Center, Ste. 500, 640 Jackson Street,

(Street)

NOTE: P.O. Box Addresses are NOT acceptable.

Toledo

(City)

, Ohio

43604

(Zip Code)

Must be authenticated by an authorized representative

Authorized Representative

Date

Anna Skeldon Wjil  
Authorized Representative

8-25-10  
Date

Pete L. ...  
Authorized Representative

8-24-10  
Date

### ACCEPTANCE OF APPOINTMENT

The Undersigned,

Wade Kapszukiewicz

, named herein as the

Statutory agent for,

Lucas County Land Reutilization Corporation

, hereby acknowledges and accepts the appointment of statutory agent for said entity.

Signature:

Wade Kapszukiewicz  
(Statutory Agent)

**ATTACHMENT 1 TO  
ARTICLES OF INCORPORATION OF  
LUCAS COUNTY LAND REUTILIZATION CORPORATION**

**THIRD.** Lucas County Land Reutilization Corporation (the "Corporation") is organized and shall be operated exclusively as a county land reutilization corporation exercising the essential governmental purposes provided for under Chapters 1724 and 5722 of the Ohio Revised Code, and any ancillary purposes for which statutory authority has been given to a county land reutilization corporation under the Ohio Revised Code, in each case as the Ohio Revised Code is now in effect or as may hereafter be amended, including, but not limited to, the following purposes set forth in Section 1724.01 (B)(2) of the Ohio Revised Code: (1) facilitating the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property within the county for whose benefit the corporation is being organized; (2) efficiently holding and managing vacant, abandoned or tax-foreclosed real property pending its reclamation, rehabilitation and reutilization; (3) assisting governmental entities and other non-profit or for-profit persons to assemble, clear, and clear the title of property described in division (B)(2) of Section 1724.01 of the Ohio Revised Code in a coordinated manner; or (4) promoting economic and housing development of the county or region.

In furtherance thereof, the Corporation shall have and may exercise all the powers of a "county land reutilization corporation" as defined in Section 1724.01 of the Ohio Revised Code, to the extent such powers are granted to a county land reutilization corporation and are set forth in Section 1724.02 of the Ohio Revised Code, Chapter 5722 of the Ohio Revised Code, or another section of the Ohio Revised Code expressly applicable to a county land reutilization corporation, as such sections are applicable to a county land reutilization corporation, are now in effect and as may hereafter be amended (and to the corresponding provisions of any similar laws subsequently enacted).

The Corporation shall carry on only such activities as are consonant with the purposes set forth in this Article Third. It is intended that the Corporation shall have the status of a county land reutilization corporation exercising the essential governmental functions authorized in Chapters 1724 and 5722 of the Ohio Revised Code and other sections of the Ohio Revised Code made expressly applicable to a county land reutilization corporation, and whose income, if not used by the Corporation for the continuance of its purposes, shall accrue to the County of Lucas, Ohio, a political subdivision of the State of Ohio and by reason thereof the Corporation shall be exempt from federal income tax pursuant to Section 115 (1) of the Internal Revenue Code of 1986, as amended (the "Code"). These Articles of Incorporation shall be construed, and all authority and activities of the Corporation shall be limited, accordingly. Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not directly or indirectly carry on any activity which would prevent it from claiming and maintaining exemption from federal income taxation as a corporation exercising essential governmental functions, as described in Section 115(1) of the Code and in the regulations and rulings related to Section 115, or cause it to lose such exempt status, or carry on any activity not permitted to be carried on by a corporation exercising such government functions.

**ATTACHMENT 2 TO  
ARTICLES OF INCORPORATION OF  
LUCAS COUNTY LAND REUTILIZATION CORPORATION**

**SIXTH.** No part of the net earnings of the Corporation shall inure to the benefit of, or be distributed to, any incorporator, director, trustee, or officer of the Corporation, or any private individual, except that the Corporation is authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article Third. No substantial part of the activities of the Corporation shall consist of carrying on propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate or intervene in (including the publishing and distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office.

**SEVENTH.** The Corporation may be dissolved pursuant to and in accordance with Section 1702.47 or Section 1702.52 of the Ohio Revised Code and the Code of Regulations of the Corporation to the extent not inconsistent with said applicable section. Upon the dissolution of the Corporation, the Board of County Commissioners of Lucas County, Ohio ("Board") shall, after paying, or making provision for the payment of its liabilities, convey or distribute all the assets of the Corporation pursuant to Section 1724.07(B) of the Ohio Revised Code and in accordance with determination of the Board provided that said determination is approved in writing by the Lucas County Treasurer; and provided further that, notwithstanding the foregoing, the conveyance or distribution of such assets of the Corporation shall not violate any law or regulation applicable to the Corporation under the Code.

**EIGHTH.** The Corporation is not organized for profit and shall not have any authority to issue capital stock. The Corporation shall have perpetual existence.

**Date:** August 31, 2010

**Resolution No. 10-713**

**Title:** Establishing the Lucas County Land Reutilization Corporation for the County Treasurer's Office, in accordance with Ohio Revised Code Section 5722.02, effective August 31, 2010, and Approving Initial Articles of Incorporation

**Department/Agency:** Commissioners

**Contact:** Wade Kapszukiewicz, Treasurer

**Summary/Background:** Section 5722.02(A) of the Revised Code authorizes a County to elect to adopt and implement the procedures set forth in Sections 5722.02 to 5722.15 of the Revised Code to facilitate the effective reutilization of nonproductive land situated within its boundaries.

Section 1724.04(A) of the Revised Code authorizes a County that has a population of more than sixty thousand as of the most recent decennial census and that elects to adopt and implement the procedures set forth in Sections 5722.02 to 5722.15 of the Revised Code to organize a County land reutilization corporation for the purpose of exercising the powers granted to a County under Chapter 5722 of the Revised Code.

Lucas County, Ohio (the "County") had a population over sixty thousand as of the year 2000, the year of the most recent decennial census. The Board of Lucas County Commissioners (the "Board") has determined that the current economic conditions in the County and the conditions of the real estate market in the County, including, but not limited to, the foreclosures for mortgage and tax payment delinquencies, are such as to necessitate the adoption and implementation of the procedures set forth in Sections 5722.02 to 5722.15 of the Revised Code to facilitate the effective reutilization of nonproductive land situated within its boundaries.

Section 5722.02(B) of the Revised Code permits a County that adopts a resolution under division (A) of such section to cause to be organized a County land reutilization corporation under Chapter 1724 of the Revised Code to act on behalf of and cooperate with the County in exercising the powers and performing the duties of a County with respect to land reutilization under Chapter 5722 of the Revised Code.

The Board now desires to adopt a resolution under division (A) of Section 5722.02 of the Revised Code adopting and implementing the procedures set forth in Sections 5722.02 to 5722.15 of the Revised Code to facilitate the effective reutilization of nonproductive land situated within its boundaries.

In furtherance of the implementation of an effective land reutilization program and in accordance with division (B) of Section 5722.02, the Board also desires to organize a Lucas County land reutilization corporation under Chapter 1724 of the Revised Code to act on behalf of and cooperate with the County in exercising the powers and performing the duties of a County under Chapter 5722.

cc: Julia Bates, Prosecutor  
Anita Lopez, Auditor  
Wade Kapszukiewicz, Treasurer



**August 31, 2010**

**Establishing the Lucas County Land Reutilization Corporation for the County Treasurer's Office, in accordance with Ohio Revised Code Section 5722.02, effective August 31, 2010, and Approving Initial Articles of Incorporation**

**Page 2**

In furtherance of the implementation of an effective land reutilization program and in accordance with division (B) of Section 321.261, the Lucas County Treasurer has requested and the Board of County Commissioners desires to designate that an additional amount of five percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes and assessments be deposited in the delinquent tax and assessment collection fund.

**Budget Impact:** n/a

**Statutory Authority/ORC:** 5722, 1724, 321

**Commissioner Skeldon Wozniak offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lucas County, Ohio, that:

Section 1. In accordance with division (A) of Section 5722.02 of the Revised Code, this Board hereby finds and determines that the existence of nonproductive land within its boundaries due to foreclosures from mortgage and tax payment delinquencies and other reasons is such as to necessitate the implementation of a land reutilization program to foster either the return of such nonproductive land to tax revenue generating status or the devotion thereof to public use.

Section 2. This Board hereby elects to adopt and implement the procedures set forth in Sections 5722.02 to 5722.15 of the Revised Code to facilitate the effective reutilization of nonproductive land situated within its boundaries.

Section 3. In furtherance of the implementation of a land reutilization program for the County, this Board hereby authorizes and directs that a County land reutilization corporation (the "Corporation") shall be organized under Chapters 1724 and 1702 of the Revised Code and hereby authorizes and directs the County Treasurer (the "Treasurer") to incorporate the Corporation in accordance with Section 1724.04 of the Revised Code by the execution and filing of its initial Articles of Incorporation in the form heretofore on file with the Clerk of the Board.

Section 4. Pursuant to and in accordance with Section 321.261 (B) of the Revised Code, this Board hereby authorizes and directs that an additional amount of five percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes and assessments shall be deposited in the delinquent tax and assessment collection fund and be available for appropriation by the Board for the use of the corporation.

**August 31, 2010**

**Establishing the Lucas County Land Reutilization Corporation for the County Treasurer's Office, in accordance with Ohio Revised Code Section 5722.02, effective August 31, 2010, and Approving Initial Articles of Incorporation**

**Page 3**

Section 5. Pursuant to and in accordance with Section 1724.04 of the Revised Code, this Board hereby approves the form of Initial Articles of Incorporation of the Corporation heretofore filed with the Clerk of the Board.

Section 6. Pursuant to division (C) of Section 5722.02 of the Revised Code, the Clerk of this Board is authorized and directed to deliver a certified copy of this resolution to the Anita Lopez, County Auditor, Wade Kapszukiewicz, County Treasurer, and Julia Bates, the Prosecuting Attorney of the County.

Section 7. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

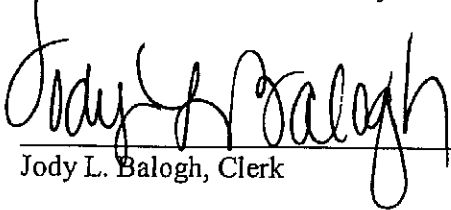
Section 8. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

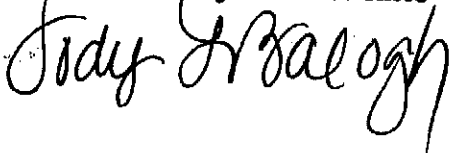
Commissioner Skeldon Wozniak voted yes

Commissioner Konop voted yes

Commissioner Gerken voted yes

  
Jody L. Balogh, Clerk

**I hereby certify that the foregoing is  
a true and exact copy of Resolution  
No. 10-713 duly passed by the  
Board of County Commissioners,  
Lucas County, Ohio, at its meeting  
on Aug. 31, 2010  
Clerk of County Commissioners**



**Date:** August 31, 2010

**Resolution No. 10-714**

**Title:** Designating the Lucas County Land Reutilization Corporation, pursuant to Section 1724.10(A)(2) of the Ohio Revised Code, as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax foreclosed and other real property in the County; Directing the Corporation to act on behalf of and in cooperation with the County in exercising the powers and performing the duties of the County under chapter 5722 of the Ohio Revised Code; Directing the preparation of any agreement and plan in furtherance of these matters; and Authorizing related matters

**Department/Agency:** County Treasurer

**Contact:** Wade Kapszukiewicz, Treasurer

**Summary/Background:** The County pursuant to division (A) of Section 5722.02 of the Ohio Revised Code has elected to adopt and implement the procedures set forth in Sections 5722.02 to 5722.15 of the Ohio Revised Code to facilitate the effective reutilization of nonproductive land situated within its boundaries.

The County has caused the Lucas County Land Reutilization Corporation (the "Corporation") to be organized as a County land reutilization corporation under Chapter 1724 of the Ohio Revised Code to act on behalf of and cooperate with the County in exercising the powers and performing the duties of a County with respect to land reutilization under Chapter 5722 of the Ohio Revised Code.

Subdivision (A)(2) of Section 1724.10 of the Ohio Revised Code authorizes a County to designate a County land reutilization corporation organized under Chapter 1724 of the Ohio Revised Code as its agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax foreclosed or other real property in the County and for the exercise of the County's powers under Chapter 5722 of the Ohio Revised Code.

In furtherance of the purposes of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the County and the exercise by the Corporation on behalf of the County of the powers of the County under Chapter 5722 of the Ohio Revised Code, this Board also desires to enter into an agreement and plan with the Corporation (the "Agreement and Plan") to accomplish the foregoing.

**Budget Impact:** n/a

**Statutory Authority/ORC:** 5722, 1724

**Commissioner Skeldon Wozniak offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lucas County, Ohio, that:

cc: Julia Bates, Prosecutor  
Anita Lopez, Auditor  
Wade Kapszukiewicz, Treasurer

**August 31, 2010**

**Designating the Lucas County Land Reutilization Corporation, pursuant to Section 1724.10(A)(2) of the Ohio Revised Code, as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax foreclosed and other real property in the County; Directing the Corporation to act on behalf of and in cooperation with the County in exercising the powers and performing the duties of the County under chapter 5722 of the Ohio Revised Code; Directing the preparation of any agreement and plan in furtherance of these matters; and Authorizing related matters**

**Page 2**

Section 1. Pursuant to subdivision (A)(2) of Section 1724.10 of the Ohio Revised Code, the County acting by and through this Board, hereby designates the Corporation as its agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the County.

Section 2. Pursuant to Section 1724.04 and division (B) of Section 5722.02 of the Ohio Revised Code, this Board hereby authorizes the Corporation to exercise on its behalf the powers granted to the County under Chapter 5722 of the Ohio Revised Code, subject to any limitations therein on a County land reutilization corporation.

Section 3. In furtherance of the designation of the Corporation by this Board as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed or other real property in the County pursuant to division (A)(2) of Section 1724.10 of the Ohio Revised Code and as its agency for exercise of the powers granted to the County under Chapter 5722 of the Ohio Revised Code, this Board hereby directs the Corporation to prepare or cause to be prepared for approval and execution by this Board an agreement and plan between the Corporation and the County as authorized by division (B) of Section 1724.10 of the Ohio Revised Code to provide for, among other things, a plan of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property and the extent to which the Corporation will participate as the agency of the County in carrying out the plan.

Section 4. The Clerk of this Board is authorized and directed to deliver a certified copy of this resolution to the Anita Lopez, County Auditor, Wade Kapszukiewicz, County Treasurer, and Julia Bates, the Prosecuting Attorney of the County.

Section 5. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 6. This resolution shall be in full force and effect from and immediately upon its adoption.

**August 31, 2010**

**Designating the Lucas County Land Reutilization Corporation, pursuant to Section 1724.10(A)(2) of the Ohio Revised Code, as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax foreclosed and other real property in the County; Directing the Corporation to act on behalf of and in cooperation with the County in exercising the powers and performing the duties of the County under chapter 5722 of the Ohio Revised Code; Directing the preparation of any agreement and plan in furtherance of these matters; and Authorizing related matters**

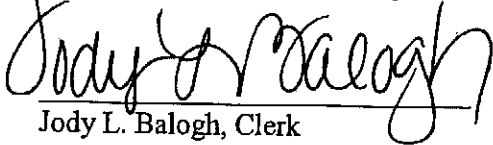
**Page 3**

**Action Taken:**

Commissioner Skeldon Wozniak voted yes

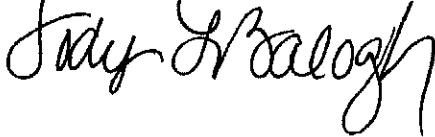
Commissioner Konop voted yes

Commissioner Gerken voted yes



Jody L. Balogh, Clerk

**I hereby certify that the foregoing is  
a true and exact copy of Resolution  
No. 10-714 duly passed by the  
Board of County Commissioners,  
Lucas County, Ohio, at its meeting  
on Aug. 31, 2010  
Clerk of County Commissioners**



FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment B**  
**Letters of Acknowledgement and Support from Ohio EPA and BUSTR**



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

November 25, 2014

U.S. Environmental Protection Agency, Region 5  
Brownfields/NPL Reuse Section  
ATTN: Brad Bradley and Romona Smith  
77 West Jackson Blvd., Mail Code SM-7J  
Chicago, IL 60604-3507

**RE: City of Toledo Coalition Community Wide Assessment Grant Proposal**

Dear Mr. Bradley and Ms. Smith:

I am pleased to offer Ohio EPA's support for the City of Toledo Coalition Community Wide Assessment Grant Proposal. The Coalition, consisting of the City of Toledo, Toledo-Lucas County Port Authority, Lucas County Land Bank, and the Toledo Metro Parks, is applying for a community wide assessment grant totaling \$600,000. We have worked with Ohio's brownfields in the past and hope to be able to provide support to the City of Toledo Coalition under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the City of Toledo Coalition is requesting under their community wide assessment grant proposal will be used to perform Phase I and Phase II environmental site assessments, along with risk assessments, remedial planning, and engineering activities, where necessary. The City of Toledo is designated by the State of Ohio to be a Priority Investment Area because they are a labor surplus community. Brownfield redevelopment can assist the State of Ohio and the City of Toledo to establish jobs and reduce high unemployment rates. This community reinvestment will also increase the quality of life for residents and attract new businesses to the area.

We look forward to working with the City of Toledo Coalition and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Marc Gerdeman, Brownfield Redevelopment Officer, City of Toledo  
Jeanette Ball, Commissioner, Division of Environmental Services, City of Toledo  
Archie Lunsey, Ohio EPA, DERR/NWDO



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

**RECEIVED**

DEC 01 2014

CITY OF TOLEDO  
ENVIRONMENTAL SERVICES

November 24, 2014

Joe Dufficy  
Community and Land Revitalization Branch  
US EPA Region 5  
77 W Jackson, M/C 7J  
Chicago, IL 60604

Subject: City of Toledo Coalition - U.S. EPA Brownfield Community Wide Assessment Grant Proposal

Dear Mr. Dufficy:

This letter acknowledges that the City of Toledo Coalition notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of the Coalition's grant request to U.S. EPA to use \$300,000 of the larger \$600,000 grant to provide assessment for a community-wide brownfield assessment for petroleum waste. The City of Toledo Coalition is comprised of the City of Toledo, Toledo-Lucas County Port Authority, Lucas County Land Bank and the Toledo Metro Parks. The assessment grant is for properties located within five target areas within Lucas County and will be used to provide environmental due diligence assistance for properties looking to undergo economic development which has previously been overlooked due to potential environmental liability issues.

This grant will support a redevelopment project in Lucas County to promote economic redevelopment and neighborhood revitalization. The Coalition has chosen to focus the proposal on five areas within the City limits and to conduct assessments within the surrounding county to assist the coalition member's needs. The UpTown/Ashland Area/Cherry St. Corridor was chosen to continue with the ongoing revitalization activities that were sparked with previously awarded grant and assistance from other federal and private entities. The Berdan Ave./Creekside Ave./Textileleather Corridor will focus on providing assessment of areas within a 2 mile radius of the Chrysler Corporation Plant that is looking for expansion opportunities. The Manhattan Marsh/Summit St. Corridor will target properties to allow for the expansion of the Manhattan Marsh to enhance the ecology of the marsh and to provide use by the general public. The Raceway Park/Northtowne Corridor will focus on the redevelopment of the abandoned horse racing track and the surrounding area. And lastly, the Fernwood/Detroit Ave./Overland Corridor was chosen to continue with work that was begun under a 2013 Area Wide Planning Grant. Numerous sites were identified and will be in need of demolition and further development will increase the marketability and attract new businesses to the Overland Park area.



I am pleased to offer BUSTR's support for the City of Toledo Coalition Brownfield Assessment Grant proposal. We look forward to working with the City of Toledo, Toledo-Lucas County Port Authority, Lucas County Land Bank and the Toledo Metro Parks and the U.S.EPA on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Verne A. Ord". The signature is fluid and cursive, with the first name "Verne" being more legible than the last name "Ord".

Verne A. Ord  
Assistant Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

xc: Site File  
Marc Gerdeman, Brownfield Redevelopment Officer, City of Toledo

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment C**  
**Documentation of Applicant Eligibility (not applicable)**

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment D**  
**Community-Based Organizations Letters of Support**

Old West End Neighborhood Initiatives  
United North  
UpTown Association  
Toledo Community Foundation  
Downtown Toledo Development Corporation  
Cherry Street Legacy  
Neighborworks, Toledo Region  
Point Place Business Association, Visions of Cullen Park, and Nautical Gardens  
LISC-Local Initiatives Support Corporation  
Toledo Metropolitan Area Council of Governments  
Toledo-Lucas County Sustainability Commission  
Regional Growth Partnership  
Toledo-Lucas County Plan Commissions  
Mercy  
ProMedica

**Old West End Neighborhood Initiatives**  
"Working Together for a Better Community"  
To Bring About a Positive Change

November 24, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

As Chairperson of the Old West End Neighborhood Initiatives community organization I am writing to express our support for the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

The Mission of Old West End Neighborhood Initiatives (OWENI) is to promote and empower the residents of the Old West End/Overland Park neighborhood through viable economic, cultural, safety educational strategies through collaboration with other neighborhood organizations, government and institutional partners.

Stabilization of our neighborhoods has been a core focus of our organization since its inception in 2012. Most of our neighborhood borders what in previous decades had been Toledo's "industrial belt", much of which now lay empty.

The greater Toledo area's industrial past has left our neighborhood a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned warehouses, and railroad facilities.

These brownfields not only pose health and safety risks for our residents, they also discourage redevelopment and often deter both commercial and residential reinvestment. This has contributed to declining rates of home ownership and a lack of neighborhood amenities that help us retain residents. The end result is decaying housing stock, high unemployment and urban flight.

The ability of the City to obtain additional funds from a USEPA Assessment Grant Funds as a first step towards further remediation of these sites would greatly enhance our efforts to collaborate with others to redevelop our neighborhood.

If this grant is awarded, OWENI commits to assisting with organizing neighborhood residents to support the planned activities of our City environmental services that will accelerate reinvestment in our community. .

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

*Brenda Sawyers*

Brenda Sawyers  
Chairperson  
Old West End Neighborhood Initiatives

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services

November 18, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

United North supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

United North's mission is to channel the synergy of collective ONE Village neighborhoods and create the avenue needed to stabilize, stimulate, rebuild, grow and organize. Our neighborhood based community development corporation is composed of two merged organizations in north Toledo, a community of 25,000 people. Services provided include construction, renovation and management of housing for low and moderate income households, funds to assist existing homeowners, renovation of commercial buildings including a Historic Theater, provision of long term coaching through our Financial Opportunity Center and community organizing with the ONE Village Council. The two areas targeted in our neighborhood, the Manhattan Marsh and Summit Corridor, are critically important to our revitalization efforts.

Manhattan Marsh is located in the Chase New Schools New Neighborhoods area in which millions of dollars have been invested in comprehensive revitalization around the new Chase School. United North recently built 24 new tax credit homes, constructed a 40 unit senior housing project and developed 5 homes in a new subdivision in that neighborhood. In addition, a new fire station has been constructed and a STEM program implemented in the new Chase School. Toledo MetroParks is committed to converting the Manhattan Marsh into a park that can be utilized by the students, residents and seniors as well as the surrounding community. Brownfield assessment funds will help expedite this first metropark in north Toledo.



3106 Lagrange Street  
Toledo OH 43608  
419.255.8406  
TTY 711  
FX: 419.255.7042  
[www.unitednorth.org](http://www.unitednorth.org)



Our Mission: To channel the synergy of collective North Toledo neighborhoods and create the avenue needed to stabilize, stimulate, rebuild, grow and organize.

**Financial Opportunity**  
CENTER

2860 Lagrange Street  
Toledo OH 43608  
419.724.5640  
FX: 419.724.5643



3114 Lagrange Street  
Toledo OH 43608  
419.720.8952  
[www.ohiotheatretoledo.org](http://www.ohiotheatretoledo.org)

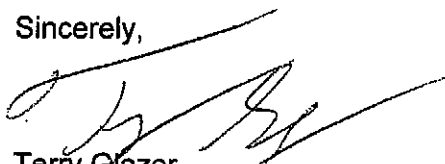


The Summit Corridor is adjacent to the Vistula Historic District and Maumee Riverfront. It is also the lowest income neighborhood in Toledo. United North has built or renovated many tax credit homes in this neighborhood and just recently completed the renovation of a duplex. There is an active Summit Street Corridor Coalition working to develop that corridor. A new streetscape has been built and will be expanded in 2016. One of the outstanding charter schools in the city, Maritime Academy, is located in the Summit Street Corridor. The City of Toledo is in the process of acquiring property owned by the railroad for a sewer retention project, and this land could potentially open up the riverfront for development. Brownfield assessment funds are vital for moving this development forward.

If this grant is awarded, United North commits to assist with neighborhood participation to discuss project updates, gain community input on planned activities, and provide input to Coalition members on specific redevelopment plans.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,



Terry Glazer  
CEO  
United North  
419-255-8406  
tglazer@unitednorth.org



November 18, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The UpTown Association supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

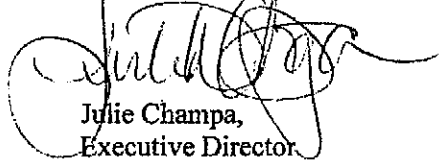
The mission of the UpTown Association is to organize, direct and coordinate the industrial, commercial, residential, business, civic, and economic development, revitalization, and redevelopment of the UpTown District. Several Brownfield sites have been identified within the UpTown District. In addition, Brownfield funds helped to make possible the construction of UpTown Green, a 2.5 acre eco-friendly urban park. UpTown Green will continue to be a catalyst for future development within the district and has helped to transform the area into a sustainable, neighborhood of choice. UpTown Green park construction was finalized in 2014 and it has already attracted significant investment and redevelopment of adjacent properties. We are strong supporters of the proposed project as the UpTown district has experienced the both the direct and indirect benefits of similar brownfield conversion projects in the community. UpTown is a unique urban neighborhood with great redevelopment potential and many opportunities to revitalize the neighborhood through the conversion of Brownfield sites.

The UpTown Association will to share brownfield cleanup funding opportunity information with potential borrowers and subgrantees, provide input on planned activities and redevelopment plans, and help share relevant project information as part of our ongoing community development efforts.



The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,



Julie Champa,  
Executive Director  
UpTown Association, Inc.  
P: (419) 290-8629

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services

300 Madison Ave., Ste. 1300  
Toledo, OH 43604  
Phone: (419) 241-5049  
Fax: (419) 242-5549  
Email: toledocf@toledocf.org  
www.toledocf.org

Toledo Community Foundation, Inc.



November 20, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

Toledo Community Foundation supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

Toledo Community Foundation is the community foundation serving the greater Toledo area. Our organization is deeply engaged in work to revitalize central city neighborhoods through grant-making and community leadership. We understand that brownfields not only pose health and safety risks for nearby residents, they also discourage redevelopment. If this grant is awarded, the Foundation will disseminate relevant project information to community organizations and will encourage resident involvement where appropriate, as part of our ongoing investment in community revitalization.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of Toledo's brownfields program and for your strong consideration of this grant application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Burwell', written over a horizontal line.

Keith Burwell  
President

## Downtown Toledo Development Corporation

November 19, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The Downtown Toledo Development Corp. (DTDC) and the Toledo Design Center (TDC) support the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

The DTDC is a consensus driven, private-public partnership focused on the revitalization, development, beautification and advancement of Downtown Toledo. The TDC is a public advocate for excellence in design and planning throughout our Community. As a team, we touch many projects throughout Northwest Ohio, including many that need assessment funding to assemble in-fill projects and/or restoration projects that are critical and crucial to the urban fabric of our downtown. We assist in the visioning and implementation of many of these projects. The assessment process removes perceived barriers to moving all of the downtown area and our projects forward. As an example, we have been active participants in the Area Wide Plan project in the Overland Industrial Park area.

If this grant is awarded, DTDC and TDC commit to continuing our visioning and planning processes to further promote project design, implementation and development, leveraging the assessment dollars to reach sustainable growth.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community.

## Downtown Toledo Development Corporation

Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "William A. Thomas". The signature is fluid and cursive, with a long horizontal stroke at the end.

William A. Thomas  
President, DTDC  
[bthomas@dtdev.org](mailto:bthomas@dtdev.org)  
419 243-8449

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services

November 28 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The Cherry St. Legacy Project supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

The mission of The Cherry St. Legacy Project is to improve the health of the community with special emphasis on the poor and the underserved. It is a data driven, neighborhood led initiative that reduces crime and stabilizes the neighborhood. We have worked with the City of Toledo in partnership for the past five years. There is an outstanding need for brownfield assessment funds. The neighborhoods in the Legacy project are inner city neighborhoods with the highest lead levels in the entire County. There are multiple abandoned commercial buildings in the Legacy area. These lead levels are one of the underlying causes of poor educational achievement and juvenile delinquency in our area. A child from a suburban community would not survive placed in a home in the inner city. Our inner city neighborhoods cannot make a come back without this grant.

If this grant is awarded, Cherry St. Legacy commits to working in partnership to share expertise and assist with community relations and activities to inform the neighborhoods and include the residents of the community.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan

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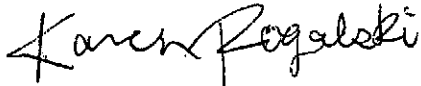
**Cherry Street Legacy Project**  
**NEIGHBORHOOD RICH IN HISTORY, DIVERSITY AND COMMUNITY, COME JOIN US!**  
**Pediatric Administration, Suite 1100, 2222 Cherry St., Toledo, Ohio 43608**  
**Krogals@bex.net 419-410-1882**

---

project in the Overland Industrial Park area and the Cherry St. Corridor, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Please feel free to call me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, reading "Karen Rogalski". The signature is fluid and cursive, with the first name "Karen" and last name "Rogalski" clearly legible.

Karen Rogalski  
Cherry St. Legacy Coordinator  
Anchored at Mercy St. Vincent Medical Center

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services



## **TOLEDO REGION**

*Developing Strong Communities  
Since 1977*

704 Second St. • P.O. Box 8125  
Toledo, Ohio 43605-0125  
Tel. 419.691.2900 • Fax 419.691.2980  
Weatherization Fax 419.691.2999  
MB. 803440.000

November 24, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

NeighborWorks®, TOLEDO REGION is writing to express its enthusiastic support for the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

NHS is a partnership of neighborhood residents, financial institutions, local governments, and others established for the purpose of restoring and revitalizing the NHS target neighborhoods. NHS provides services and programs that renew pride, stimulate reinvestment, and restore confidence and trust through:

- Affordable, energy-efficient housing
- Housing rehabilitation
- Home-buyer education and training programs
- Mortgage and home improvement loans
- Residential weatherization and energy-efficiency improvement programs
- Home improvement how-to classes

Stabilization of Toledo's oldest neighborhoods has been a core focus of our organization since its inception in 1977. Most of the neighborhoods in which we are engaged border what in previous decades had been Toledo's "industrial belt", much of which now lay empty.

The greater Toledo area's industrial past has left a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned warehouses, and railroad facilities.



According to Toledo officials, there are approximately 265 brownfield sites within Toledo and hundreds of additional brownfields exist throughout Lucas County.

These brownfields not only pose health and safety risks for nearby residents, they also discourage redevelopment and often deter significant community reinvestment and contribute to declining rates of home ownership. The end result is decaying housing stock, high unemployment and urban flight.

Recently, our organization has invested approximately \$11 million dollars to develop 40 single-family homes to strengthen the housing stock in one of the neighborhoods adjacent to the former industrial belt.

We would like to build additional energy efficient infill housing in the future but most of the available land lay closer to the actual brownfields which serves to impede attracting potential residents. The ability of the City to obtain additional funds from a USEPA Assessment Grant Funds as a first step towards further remediation of these sites would greatly enhance our efforts to secure project financing.

If this grant is awarded, NeighborWorks®, TOLEDO REGION commits to assisting with promulgating communication with neighborhood residents to facilitate the sharing of project updates, and securing public input on planned activities.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,



William Farnsel

Executive Director

NeighborWorks®, TOLEDO REGION

(419) 691-2900

wfarnsel@nwtoledo.org

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services





*P.O. BOX 5074  
TOLEDO, OHIO 43611  
Point Place - Best Place Any  
Place*

*The Resort Community of Northwest Ohio*

*www.ppbaonline.com*

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

December 10, 2014

Re: Letter of Support for Toledo's  
U.S. EPA Brownfield Coalition  
Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The Point Place Business Association, Visions of Cullen Park, and Nautical Gardens support the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County. The greater Toledo area's industrial past left a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned warehouses, and railroad facilities. Local officials have information on hundreds brownfield sites and many more exist throughout Toledo and Lucas County. Brownfields not only pose health and safety risks for nearby residents, they also discourage redevelopment and often deter significant community reinvestment and home ownership. They result in decaying housing stock, high unemployment and urban flight.

The Point Place Business Association, Visions of Cullen Park, and Nautical Gardens work hard every day to improve economic prosperity, recreational amenities, and the quality of life for those living and working in the north Toledo area. Our organizations represent local leaders and interested residents and we meet monthly to plan for improvement projects and provide updates on progress and challenges. We are pleased that Toledo and its Coalition are focusing brownfield inventory and assessment activities in our neighborhood to help identify, assess, and eventually cleanup brownfield properties. These planned U.S. EPA-funded activities will leverage recent investments to improve our community, including significant funds spent to improve Cullen Park's boat access infrastructure and stormwater management projects. If this grant is awarded, the Point Place Business Association, Visions of Cullen Park, and Nautical Gardens commit

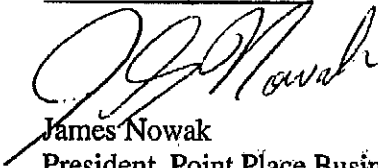
to assist with community relations/community notifications activities to help share project updates, gain public input on planned activities, and to provide input to Coalition members on specific redevelopment plans.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application. We look forward to participating in this effort to provide program input and support for projects that benefit and reflect the sentiment of our community.

Sincerely,



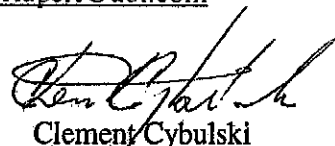
Veronica Vee Stader  
Chairman, Visions of Cullen Park  
(419) 729-3044,  
[veestader@gmail.com](mailto:veestader@gmail.com)



James Nowak  
President, Point Place Business Association  
(419) 726-2605,  
[JimNowak@bex.net](mailto:JimNowak@bex.net)



Dale Rupert, P.E.  
Co-Chair, Visions of Cullen Park  
(419) 727-9343,  
[DaleRupert@aol.com](mailto:DaleRupert@aol.com)



Clement Cybulski  
Chair, Nautical Gardens  
(419) 720-0789,  
[jeepvet@yahoo.com](mailto:jeepvet@yahoo.com)

cc: Marc Gerdeman, Brownfield Redevelopment Officer, Toledo Division of Environmental Services



November 18, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

Toledo LISC supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

Local Initiatives Support Corporation (LISC) is dedicated to transforming distressed neighborhoods into healthy communities of choice. LISC works with community-based organizations to create opportunity-to work, do business and raise children. LISC mobilizes corporate, government, and philanthropic support to provide financial and technical resources for community initiatives to leverage resources and maximize opportunity. LISC is a national organization with a community focus. The City of Toledo's grant request to the U.S. EPA for a Brownfield Cleanup Fund will assist LISC and partners reaches beyond physical development to addressing the holistic needs of the community.

If this grant is awarded, Toledo LISC plans to share brownfield cleanup plans with our partners and encourage plan reviews and input, share project status updates with our stakeholders and notify them of construction activities, and look for opportunities for redevelopment that can transform this abandoned property into new uses that will benefit nearby residents and our entire community.

Toledo LISC has completed and is beginning to implement a Building Sustainable Communities of Choice (BSCC) strategy. Toledo LISC has further narrowed its focus to two target areas in which nearly all of its efforts will be concentrated: the Cherry Street Corridor in North Toledo, and the Garfield/Main Street/Marina District in East Toledo. At the same time LISC is narrowing its

LOCAL INITIATIVES SUPPORT CORPORATION  
245 North Superior Street, 2<sup>nd</sup> Floor ■ Toledo, OH 43604  
Phone 419.242.3836 ■ Fax 419.242.8255 ■ WWW.LISCNET.ORG



focus, it is becoming more comprehensive in its engagement with its target communities. This strategy will concentrate program resources and capital investment to serve five goals:

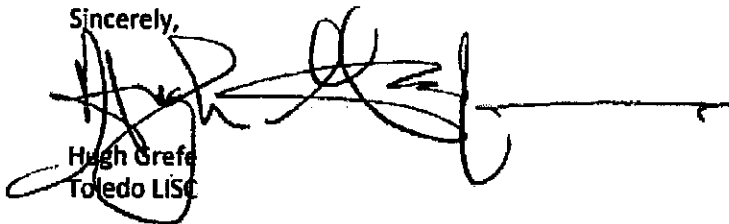
- Expanding Investment in Housing and Other Real Estate;
- Increasing Family Income & Wealth,
- Stimulating Economic Development,
- Improving Access to Quality Education, and
- Supporting Healthy Environments and Lifestyles.

With LISC support, both target neighborhoods have completed specific plans for their areas which serve as a basis for larger strategies that improve coordination, identify opportunities to collaborate and leverage resources, and connect the target areas with more regional objectives and initiatives in economic development, human services, and transportation.

The City recently assisted the Uptown Park and Ohio Theatre projects located in the Cherry Street target area with remediating environmental hazards which have allowed both projects to move forward and create a positive impact for the community. Both of these projects have leveraged additional funds and will contribute to neighborhood revitalization plans.

The City of Toledo has successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout the City. Thank you for your ongoing support of Toledo's brownfield program and for your strong consideration of this grant application.

Sincerely,



Hugh Grefe  
Toledo LISC

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services

LOCAL INITIATIVES SUPPORT CORPORATION  
245 North Superior Street, 2<sup>nd</sup> Floor ■ Toledo, OH 43604  
Phone 419.242.3836 ■ Fax 419.242.8255 ■ WWW.LISCNET.ORG



**Toledo Metropolitan Area Council of Governments**

300 Martin Luther King Jr. Drive, Ste. 300 Toledo, Ohio 43604

P.O. Box 9508 Toledo, OH 43697-9508

Phone 419.241.9155 • Fax 419.241.9116 • [www.tmacog.org](http://www.tmacog.org)

November 20, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

**Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal**

Dear Mr. Bradley and Ms. Smith:

The Toledo Metropolitan Area Council of Governments (TMACOG) supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

Over the past 30 years, TMACOG has worked for a clean environment with state and federal agencies, local governments, and many regional stakeholders in Northwest Ohio. The City of Toledo and its coalition members—Metroparks of the Toledo Area, Toledo-Lucas County Port Authority, and the Lucas County Land Bank—are members of TMACOG. The Coalition's plans support TMACOG's strategies and recommendations for regional development, including principles for smart growth development, transportation improvements, and environmental stewardship, while preserving the highest quality habitat.

The greater Toledo Area's industrial past left a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned industrial sites, and railroad facilities. Toledo officials have information on approximately 265 brownfield sites and hundreds of additional brownfields exist in Toledo and throughout Lucas County. Brownfields not only pose health and safety risks for nearby residents but discourage redevelopment and often deter significant community reinvestment and home ownership. They result in decaying housing stock, high unemployment, and urban blight. Funding from the U.S. EPA's Brownfield Assessment Grant would enable the City of Toledo and its Coalition to cleanup sites to acceptable environmental standards for redevelopment.

TMACOG enthusiastically endorses the City of Toledo's request for funding from the U.S. EPA Brownfields Assessment Grant and recommends strong consideration of this grant application. This project promotes the viable reuse of properties within Toledo and Lucas County and facilitates further investment in an effort to encourage development, attract new tenants to the property, and create additional acres of developable land on the northern portion of the property. Cleanup and redevelopment of these sites can also create many temporary and permanent jobs and help retain jobs in the city.

Brad Bradley and Romona Smith

Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

November 20, 2014

Page 2

TMACOG is committed to providing input to Coalition members on specific redevelopment plans and assisting with community relations activities to help gain public input on planned activities and to share project plans.

We respectfully request your favorable consideration for funding of the Toledo's Coalition application. Should you have any questions, please feel free to contact me at 419-241-9155 ext. 126 or [kurt@tmacog.org](mailto:kurt@tmacog.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Erichsen", with a stylized flourish at the end.

Kurt Erichsen, PE  
Vice President of Environmental Planning

cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services

KE:jam



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## Toledo-Lucas County Sustainability Commission

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November 25, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The Toledo-Lucas County Sustainability Commission supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

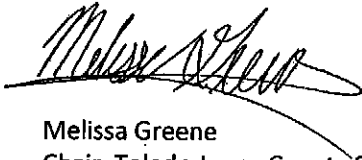
As the Toledo-Lucas County Sustainability Commission our mission is to **enhance the health of ecological, social, and economic systems to produce vibrant, sustainable communities**. The Sustainability Commission is responsible for the implementation of our regional sustainability plan. This project furthers numerous sustainability priorities in the community that are outlined in the plan. For example, we are working to promote the continuous repurposing of vacant, blighted properties. We are working on a project that focuses on reducing blight and revitalizing a community through sustainability planning at the neighborhood level. Once we have finished work in the Old West End neighborhood, we hope to replicate our neighborhood development strategies in other neighborhoods in decline. We have seen successful case studies in the community where brownfields that have been repurposed and have spurred redevelopment and revitalization in neighborhoods in decline. We believe the U.S. EPA Brownfields Coalition Assessment Grant will allow the coalition to develop effective tools for community development partners to use, as well as expedite the remediation of brownfields that can serve as assets in neighborhood revitalization and economic development.

In fact, we look forward to creating ways to work with the Mud Hens at Hensville Park, such as fostering collaboration to ensure that many people are aware of the park and the ecosystem services it provides. We would also promote this project as an innovative way to improve the social, economic, and environmental viability of a community. This project could inspire other neighborhoods and communities who want to do revitalization projects.

If this grant is awarded, The Toledo-Lucas County Sustainability Commission commits to assisting with community relations such as putting up a webpage on our website, to help share project updates. We also commit to making brownfield redevelopment a priority through our Going Beyond Green at the neighborhood level sustainability initiative.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Greene', with a long horizontal flourish extending to the right.

Melissa Greene  
Chair, Toledo-Lucas County Sustainability Commission  
Sustainability Specialist, Lucas Soil & Water Conservation District  
[PHONE/EMAIL]

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services





## Regional Growth Partnership

November 24, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The Regional Growth Partnership (RGP) supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

The RGP serves as the primary, private sector contributor to a collaborative regional economic development enterprise driving growth in jobs, capital investment, and wealth to Northwest Ohio and Southeast Michigan.

Obtaining this grant is very critical because of the growing number of polluted sites in our region. The RGP engages directly with site consultants and C-level executives, communicating the advantages of doing business in Northwest Ohio. Clean up of these sites will help the RGP in marketing and selling the Toledo region to these key target audiences, both nationally and internationally. If this grant is awarded, the Regional Growth Partnership commits to assist with community relations and community notifications to help share project updates and gain public input on planned activities.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

Dean Monske  
President & CEO  
Regional Growth Partnership  
419-252-2700 x307  
[Monske@rgp.org](mailto:Monske@rgp.org)

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services



## **TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604    PHONE 419-245-1200    FAX 419-936-3730

THOMAS R. LEMON, AICP, DIRECTOR



November 21, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

The Toledo-Lucas County Plan Commissions supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

The mission of the Toledo-Lucas County Plan Commissions is to create a community with a high quality of life and access to economic opportunity for all of our residents through, research, planning services, policy development and the promotion and facilitation of activities that lead to collaboration and cooperation among our constituent jurisdictions.

The Toledo-Lucas County Plan Commissions has partnered with the City of Toledo's Division of Environmental Services to promote the redevelopment of brownfield sites and provide opportunities for environmental remediation and economic development. The Division of Environmental Services is a valuable resource and vital partner to the Toledo-Lucas County Plan Commissions and provides assistance critical to the achievement of the goals of the Plan Commissions.

The City of Toledo grew and developed because of the manufacturing industry. As the economy has shifted from a manufacturing focus the City of Toledo has been left with approximately 265 brownfield sites. These sites include vacant manufacturing plants and warehouses, railroad facilities and dump sites. These sites are often near to or encompassed by residential neighborhoods due to the nature of early industrial development. As a result, these sites pose a health and safety issue to our citizens.

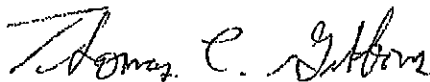
The proliferation of brownfield sites creates a domino effect of unemployment, disinvestment, urban flight and decaying housing stock. Clean up of these sites will play a pivotal role in reversing these trends. A USEPA Assessment Grant would provide the opportunity to clean up and potentially redevelop brownfield sites in the City of Toledo and help us succeed in our mission of providing a high quality of life for all citizens of our City.

The Toledo-Lucas County Plan Commissions respectfully requests favorable consideration for funding of the City of Toledo's Brownfields Coalition Assessment Grant Proposal.

If this grant is awarded, Toledo-Lucas County Plan Commissions commits to assisting with community notifications activities to help share project updates, gain public input on planned activities, or providing input to Coalition members on specific redevelopment plans.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas C. Gibbons".

Thomas C. Gibbons

Director

Toledo-Lucas County Plan Commissions

419.245.1200 / [Thomas.gibbons@toledo.oh.gov](mailto:Thomas.gibbons@toledo.oh.gov)

Cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services



Mercy St. Anne Hospital

Mercy St. Charles Hospital

Mercy St. Vincent Medical Center

Mercy Children's Hospital

Mercy DePaul Hospital

Mercy Tiffin Hospital

Mercy Willard Hospital

Mercy Medical Partners

**December 9, 2014**

**U.S. Environmental Protection Agency**

**Attn: Brad Bradley and Romona Smith**

**77 West Jackson Boulevard (SM-7J)**

**Chicago, IL 60604-3507**

**Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal**

**Dear Mr. Bradley and Ms. Smith:**

Mercy St. Vincent Medical Center supports the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

As a mission driven institution that focuses on the improving the health of the community with special emphasis on those who are poor and underserved, this project fits within the scope of our mission. We fully support the efforts of the coalition to obtain the U.S. EPA Brownfields Revolving Loan Grant that will allow cleanup of identified sites in the area.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

Thomas Arquilla

CEO

Mercy St. Vincent Medical Center

Cc: Marc Gerdman, Brownfield Redevelopment Officer, Environmental Services

Our Mission is to  
improve your health  
and well-being.

December 11, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Letter of Support for Toledo's U.S. EPA Brownfield Coalition Assessment Grant Proposal

Dear Mr. Bradley and Ms. Smith:

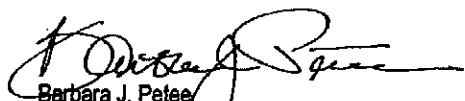
ProMedica is pleased to support the City of Toledo's Fiscal Year 2015 U.S. EPA Brownfields Coalition Assessment Grant request. We understand that the City of Toledo and its Coalition partners, Toledo Area Metroparks, Toledo-Lucas County Port Authority, and the Lucas County Land Bank, are requesting \$600,000 to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County.

ProMedica is a non-profit, mission-based health care system serving northwest Ohio and southeast Michigan. ProMedica plans to be a part of the redevelopment in downtown Toledo by relocating our corporate headquarters that will house more than 700 employees. Additionally, we have committed to repurposing a vacant building in the city to house the Ebeid Center for Population Health which will consist of a fresh food market as the anchor accompanied by additional services for the neighborhood to include health and nutrition classes, job training and more. This project is scheduled to open to the public in 2016.

The greater Toledo area's industrial past left a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned warehouses, and railroad facilities. Toledo officials have information on approximately 265 brownfield sites and hundreds of additional brownfields exist in Toledo and throughout Lucas County. Given ProMedica's investment in the city of Toledo this request for brownfield abatement will further catalyze redevelopment and growth. Further, as a healthcare provider, ProMedica sees the health and safety risks these sites pose to area residents and strongly support their clean up and eradication. If this grant is awarded, ProMedica is committed to ensuring public input into the redevelopment plans and working with Coalition members as appropriate.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,



Barbara J. Petee  
Chief Advocacy and Government Relations Officer

cc: Marc Gerdeman, Brownfield Redevelopment Officer, Environmental Services  
P.O.B. # 1 Corporate Office | 1801 Richards Rd. | Toledo, Ohio 43614 | 419-469-3801  
[www.promedica.org](http://www.promedica.org)

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment E**  
**Documentation of Committed Leveraged Funds**

# CITY OF TOLEDO



## DEPARTMENT OF PUBLIC UTILITIES

December 5, 2014

U.S. Environmental Protection Agency  
Attn: Brad Bradley and Romona Smith  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

**RE: Match Commitment & Leveraged Resources for Toledo's U.S. EPA Brownfield Assessment Grant-Application**

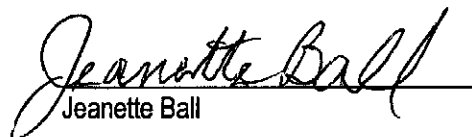
Dear Mr. Bradley and Ms. Smith:

The City of Toledo is pleased to submit this grant request to U.S. EPA for a Brownfield Community-Wide Coalition Assessment Grant for up to \$600,000. Funding will be used to update the local brownfield inventory, assess sites with hazardous substances and petroleum contamination, prepare risk assessments, and complete remedial action planning activities at sites within five target areas within the City of Toledo and in priority properties identified in Lucas County. The coalition team is comprised of the City of Toledo, Toledo-Lucas County Port Authority, Lucas County Land Bank, and the Toledo Metroparks. The City will be the lead coalition member. As part of this funding request, the City commits \$30,560 through in-kind services to complete project review, public involvement, oversight, and reporting activities.

The greater Toledo Area's industrial past left a legacy of brownfield challenges that include century-old manufacturing plants, dump sites, abandoned industrial sites, and railroad facilities. Toledo officials have information on approximately 265 brownfield sites and hundreds of additional brownfields exist in Toledo and throughout Lucas County. Brownfields not only pose health and safety risks for nearby residents, but discourages redevelopment and often deters significant community reinvestment and home ownership. They result in decaying housing stock, high unemployment, and urban blight. Funding from the U.S. EPA's Brownfield Assessment Grant would enable the City of Toledo and its Coalition to cleanup sites to acceptable environmental standards for redevelopment.

The City of Toledo and its Coalition partners have successfully managed many U.S. EPA brownfield assessment, cleanup and revolving loan fund grants since 1997 that have helped to assess and redevelop complicated properties throughout our community. Further, as the City implements the well-publicized U.S. EPA-funded Area Wide Plan project in the Overland Industrial Park area, our community is energized by the momentum of this planning process and we believe that receipt of FY15 assessment funds will allow the Coalition to complete some of the most critical next steps to local revitalization. Thank you for your ongoing support of the greater Toledo area's brownfields program and for your strong consideration of this grant application.

Sincerely,

  
Jeanette Ball

JB/rfb

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment F**  
**Requested Waiver Justification (not applicable)**



FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment G**  
**Property-Specific Determination Request (not applicable)**

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment H**  
**Letters of Commitment from Assessment Coalition Members**  
City of Toledo  
Port Authority  
Land Bank  
Metroparks

# CITY OF TOLEDO



## DEPARTMENT OF PUBLIC UTILITIES

December 5, 2014

Mr. Marc Gerdeman  
Brownfield Redevelopment Officer  
City of Toledo Division of Environmental Services  
348 South Erie Street  
Toledo, Ohio 43604

**RE: Commitment to Serving as Coalition Member for U.S. EPA Brownfields Assessment  
Coalition Grant**

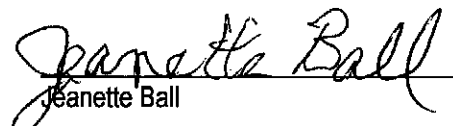
Dear Mr. Gerdeman:

The City of Toledo is pleased to commit to serving as a Coalition member for the implementation of the FY 2015 U.S. EPA Brownfield Community-Wide Coalition Assessment Grant. The City of Toledo is the lead applicant for the December 2014 grant application to U.S. EPA requesting \$600,000 for site inventory, environmental assessments and remedial action planning activities at five target areas within the City of Toledo and in priority sites identified in Lucas County. The City of Toledo understands that our anticipated roles include providing assistance with site selection, marketing the funding opportunities to development partners, project oversight, site assessment reviews, and cleanup planning.

We commit to serving as a partner with other Coalition members and understand that the Coalition will need to execute a Memorandum of Agreement (MOA) before the expenditure of grant funds. The MOA will be drafted Spring 2015 and will include our agreed-upon process for selecting sites and mechanisms for assessment implementation.

Working as a team, our community has been extremely successful with prioritizing, assessing, remediating and redeveloping brownfields. This U.S. EPA grant is an essential component of our brownfield strategy to continue to address the hundreds of sites within the distressed inner city neighborhoods and in rural townships. We strongly encourage U.S. EPA to fund this grant and we are committed to serving as a partner to the City of Toledo as we move forward with this grant and our many other environmental and land resource challenges.

Sincerely,

  
Jeanette Ball

JB/rb

---

Jeanette Ball, Commissioner  
DIVISION OF ENVIRONMENTAL SERVICES  
Quilter Environmental Center

348 South Erie Street, Toledo, Ohio 43604-8633 USA

Telephone: 419.232.2015 Fax: 419.232.2050 E-mail: Jeanette.Ball@toledohk.com



November 12, 2014

Mr. Marc Gerdeman  
Brownfield Redevelopment Officer  
City of Toledo Division of Environmental Services  
348 South Erie Street  
Toledo, Ohio 43604

RE: Commitment to Serving as Coalition Member for U.S. EPA Brownfields Assessment Coalition Grant

Dear Mr. Gerdeman:

The Toledo-Lucas County Port Authority is pleased to commit to serving as a Coalition member for the implementation of the FY 2015 U.S. EPA brownfield assessment grant. We understand that the City of Toledo is the lead applicant and is including our organization in the December 2014 grant application to U.S. EPA requesting \$600,000 for site inventory, environmental assessments and remedial action planning activities at five target areas within the City of Toledo and in priority sites identified in Lucas County. The Toledo-Lucas County Port Authority understands that our anticipated roles include providing assistance with site selection, marketing the funding opportunities to development partners, project oversight, site assessment reviews, and cleanup planning.

We commit to serving as a partner with the City and its other Coalition members and understand that the Coalition will need to execute a Memorandum of Agreement before the expenditure of grant funds. The MOA will be drafted Spring 2015 and will include our agreed-upon process for selecting sites and mechanisms for assessment implementation.

Working as a team, our community has been extremely successful with prioritizing, assessing, remediating and redeveloping brownfields. This U.S. EPA grant is an essential component of our brownfield strategy to continue to address the hundreds of sites within the distressed inner city neighborhoods and in rural townships. We strongly encourage U.S. EPA to fund this grant and we are committed to serving as a partner to the City of Toledo as we move forward with this grant and our many other environmental and land resource challenges.

Sincerely,  
Toledo-Lucas County Port Authority

A handwritten signature in black ink, appearing to read "Dawn M. Wenk".

Dawn M. Wenk  
General Counsel



*Wade Kapszukiewicz, Chair*

November 12, 2014

Mr. Marc Gerdeman  
Brownfield Redevelopment Officer  
City of Toledo Division of Environmental Services  
348 South Erie Street  
Toledo, Ohio 43604

**RE: Commitment to Serve as Coalition Member for U.S. EPA Brownfields  
Assessment Coalition Grant**

Dear Mr. Gerdeman:

The Lucas County Land Reutilization Corporation (commonly known as the "Lucas County Land Bank"), an organization whose mission to help preserve values and strengthen neighborhoods by returning vacant, abandoned, and tax-delinquent properties to productive use, is pleased to commit to serving as a coalition member for the implementation of the FY 2015 U.S. EPA brownfield assessment grant.

We understand that the City of Toledo is the lead applicant and is including our organization in the December 2014 grant application to U.S. EPA requesting \$600,000 for site inventory, environmental assessments and remedial action planning activities at five target areas within the City of Toledo and in priority sites identified in Lucas County. We understand that our anticipated role includes providing assistance with site selection, marketing the funding opportunities to development partners, project oversight, site assessment reviews, and cleanup planning.

We commit to serving as a partner with the City and its other coalition members and understand that the Coalition will need to execute a Memorandum of Agreement before the expenditure of grant funds. The MOA will be drafted in the spring of 2015 and will include our agreed-upon process for selecting sites and mechanisms for assessment implementation.

Working as a team, our community has been extremely successful with prioritizing, assessing, remediating and redeveloping brownfields. This U.S. EPA grant is an essential component of our brownfield strategy to continue to address the hundreds of sites within the distressed inner city neighborhoods and in rural townships. We strongly encourage U.S. EPA to fund this grant and we are committed to serving as a partner to the City of Toledo as we move forward with this grant and our many other environmental and land resource challenges.

Sincerely,

A handwritten signature in black ink, appearing to read "David Mann", with a stylized flourish at the end.

David Mann  
President



**METROPARKS  
TOLEDO AREA**

*Your Green, Safe, Natural Place To Be*

*5100 West Central Avenue  
Toledo, Ohio 43615-2100*

419-407-9700  
419-407-9785 fax

*MetroparksToledo.com*

*Board of Park Commissioners*  
Scott J. Savage  
President

Lera Doneghy  
Vice-President

Fritz Byers  
Vice-President

Stephen W. Madewell  
Director

*Your Metroparks*  
Pearson  
Side Cut  
Fallen Timbers Battlefield NHS  
Farnsworth  
Bend View  
Blue Creek Conservation Area  
Providence/Canal Experience  
Oak Openings Preserve  
Secor  
Swan Creek Preserve  
Wildwood Preserve  
University/Parks Trail  
Wabash Cannonball Trail  
Toledo Botanical Garden

December 1, 2014

Mr. Marc Gerdeman  
Brownfield Redevelopment Officer  
City of Toledo Division of Environmental Services  
348 South Erie Street  
Toledo, Ohio 43604

RE: Commitment to Serving as Coalition Member for U.S. EPA  
Brownfields Assessment Coalition Grant

Dear Mr. Gerdeman:

Metroparks is pleased to commit to serving as a Coalition member for the implementation of the FY 2015 U.S. EPA brownfield assessment grant. We understand that the City of Toledo is the lead applicant and is including our organization in the December 2014 grant application to U.S. EPA requesting \$600,000 for site inventory, environmental assessments and remedial action planning activities at five target areas within the City of Toledo and in priority sites identified in Lucas County. The Metroparks understands that our anticipated roles include providing assistance with site selection, marketing the funding opportunities to development partners, project oversight, site assessment reviews, and cleanup planning.

We commit to serving as a partner with the City and its other Coalition members and understand that the Coalition will need to execute a Memorandum of Agreement before the expenditure of grant funds. The MOA will be drafted Spring 2015 and will include our agreed-upon process for selecting sites and mechanisms for assessment implementation.

Working as a team, our community has been extremely successful with prioritizing, assessing, remediating and redeveloping brownfields. This U.S. EPA grant is an essential component of our brownfield strategy to continue to address the hundreds of sites within the distressed inner city neighborhoods and in rural townships. We strongly encourage U.S. EPA to fund this grant and we are committed to serving as a partner to the City of Toledo as we move forward with this grant and our many other environmental and land resource challenges.

Sincerely,

David Zenk, Deputy Director

FY2015 US EPA BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION  
CITY OF TOLEDO, OHIO

**Attachment I**  
**Petroleum Eligibility Determination Information (not applicable)**